

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

DLR Group

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



Rose Elementary School
906 North Rose Street
Escondido, California 92025

PREPARED BY:

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

BV CONTACT:

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

BV PROJECT #:

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DATE OF REPORT:

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ON SITE DATE:

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	School campus
Number of Buildings	Seven
Main Address	906 North Rose Street, Escondido, California 92025
Site Developed	1961 Renovated 2000
Site Area	9.35 acres (estimated)
Parking Spaces	88 total spaces all in open lots; 4 of which are accessible
Outside Occupants / Leased Spaces	None
Date(s) of Visit	August 16, 2023
Management Point of Contact	Kevin Flemming 951.682.0470 kfleming@dlrgroup.com
On-site Point of Contact (POC)	Michael Hernandez, Planning Technician 760.484.3828
Assessment and Report Prepared By	M. Nezar Tibi
Reviewed By	Gregg Young Program Manager Gregg.young@bureauveritas.com 800.733.0660 x
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The elementary school campus was originally constructed in 1961. Portable buildings were added in 2000. Limited renovations were performed in 2000. The facility has been used as an elementary school since it was originally constructed.

Architectural

The buildings consist of wood-framed construction on concrete slabs. The exteriors consist of painted stucco with steel windows, main entry doors, and service doors. Roofs are primarily gabled and finished with asphalt shingles. A restroom building was added in 2018 adjacent to the west portables. The portables exteriors consist of wood siding with aluminum windows and main entry doors. Portables roofs are primarily flat and finished with metal and single-ply PVC membranes. The Interior finishes have been well maintained throughout the facilities. New exterior and interior paint were performed in 2020. Other finishes have been replaced as needed and are anticipated for lifecycle replacement based on normal wear.

Mechanical, Electrical, Plumbing and Fire (MEPF)

All mechanical systems and components date to 2002. The equipment consists of split systems with rooftop condensing units and interior air handler units in attics. These units have passed their useful life cycle and exhibit signs of corrosion, replacement is required. Portables are heated and cooled by wall-mounted heat pumps. The mechanical infrastructure is generally in fair working condition. The electrical infrastructure is original. Plumbing and fire systems and equipment are anticipated for lifecycle replacement. All MEPF equipment is anticipated for lifecycle replacement.

Site

Site improvements and landscaping are generally in fair condition and appear to have been well maintained. Sidewalks are free of cracks and heaving except for some isolated areas. The asphalt pavement appears to have been well maintained with seal coating and striping. Pavement seal and stripe is anticipated.

Recommended Additional Studies

The area adjacent to building E has a drainage issue and gets flooded during heavy rain. A professional consultant must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. Due to the ambiguity of the required repair scope at the time of this assessment, the cost for any possible subsequent repairs is not included.

Facility Condition Index (FCI)

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

FCI Ranges and Description

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

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

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Rose Elementary School / Building-A (1961)	\$800	8,300	\$5,395,000	1.1%	6.6%	10.0%	17.6%
Rose Elementary School / Building-B	\$800	6,100	\$3,965,000	1.7%	7.3%	10.5%	20.3%
Rose Elementary School / Building-C	\$800	6,100	\$3,965,000	1.7%	7.7%	10.0%	20.2%
Rose Elementary School / Building-D	\$800	6,100	\$3,965,000	1.7%	8.0%	10.3%	19.7%
Rose Elementary School / Building-E	\$800	4,300	\$2,795,000	0.8%	5.0%	7.1%	14.8%
Rose Elementary School / Building-F	\$800	5,000	\$3,250,000	0.0%	6.0%	9.2%	22.9%
Rose Elementary School / Building-G	\$800	1,800	\$810,000	0.0%	2.0%	6.7%	22.3%

Immediate Needs

Facility/Building	Total Items	Total Cost
Rose Elementary School / Site	3	\$13,300
Total	3	\$13,300

Site

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
6899909	Rose Elementary School / Site	Sidewalk	G2030	Sidewalk, any pavement type, Sectional Repairs (per Man-Day), Repair	Poor	Performance/Integrity	\$3,300
6899927	Rose Elementary School / Site	Landscaping	G2080	Landscaping, Sod at Eroded Areas, Repair	Poor	Performance/Integrity	\$2,400
6899887	Rose Elementary School / Site	Site-adjacent to building E	P2030	Engineering Study, Civil, Site Drainage, Evaluate/Report	NA	Performance/Integrity	\$7,600
Total (3 items)							\$13,300

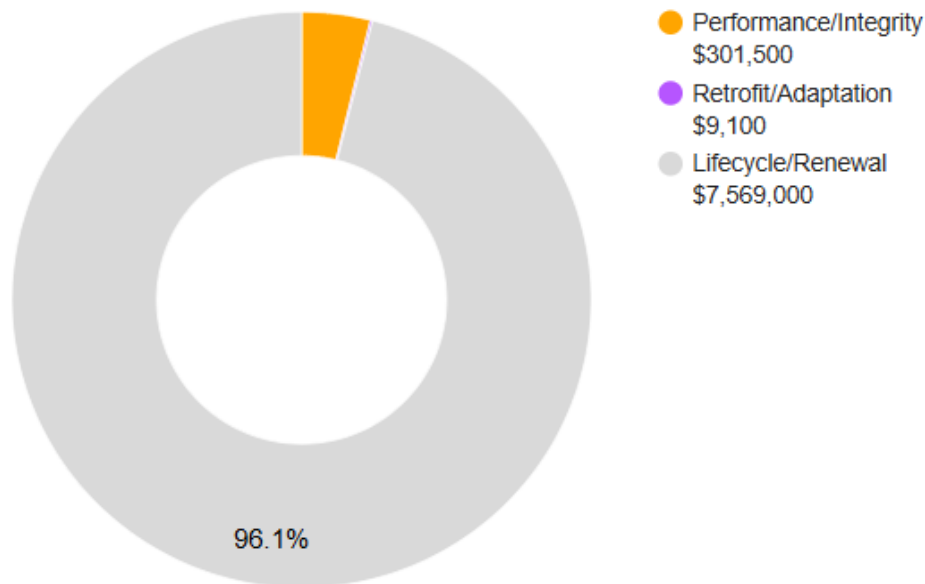
Plan Types

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

Plan Type Descriptions

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

Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$7,879,600

2. Building A



Building A: Systems Summary

Address	906 North Rose Street, Escondido, California 92025	
Constructed/Renovated	1961 / 2000	
Building Size	8,300 SF	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab and footing	Good
Façade	Primary Wall Finish: Stucco Windows: Steel	Fair
Roof	Primary: Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board and Unfinished Floors: Carpet, VCT and unfinished concrete Ceilings: ACT, Hard tiles and Unfinished/exposed	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and Cast-Iron waste and venting Hot Water: Electric water heater Fixtures: Toilets, and sinks in all restrooms	Fair
HVAC	Non-Central System: Air handlers with split-system condensing units Supplemental components: Ductless split-systems	Poor

Building A: Systems Summary

Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Additional Studies	No additional studies are recommended for this building/site at this time.	
Key Issues and Findings	Antiquated HVAC components and infrastructure	
Key Spaces Not Observed	Areas of note that were either inaccessible or not observed for other reasons are listed here: <ul style="list-style-type: none"> Some classrooms; classes in session 	

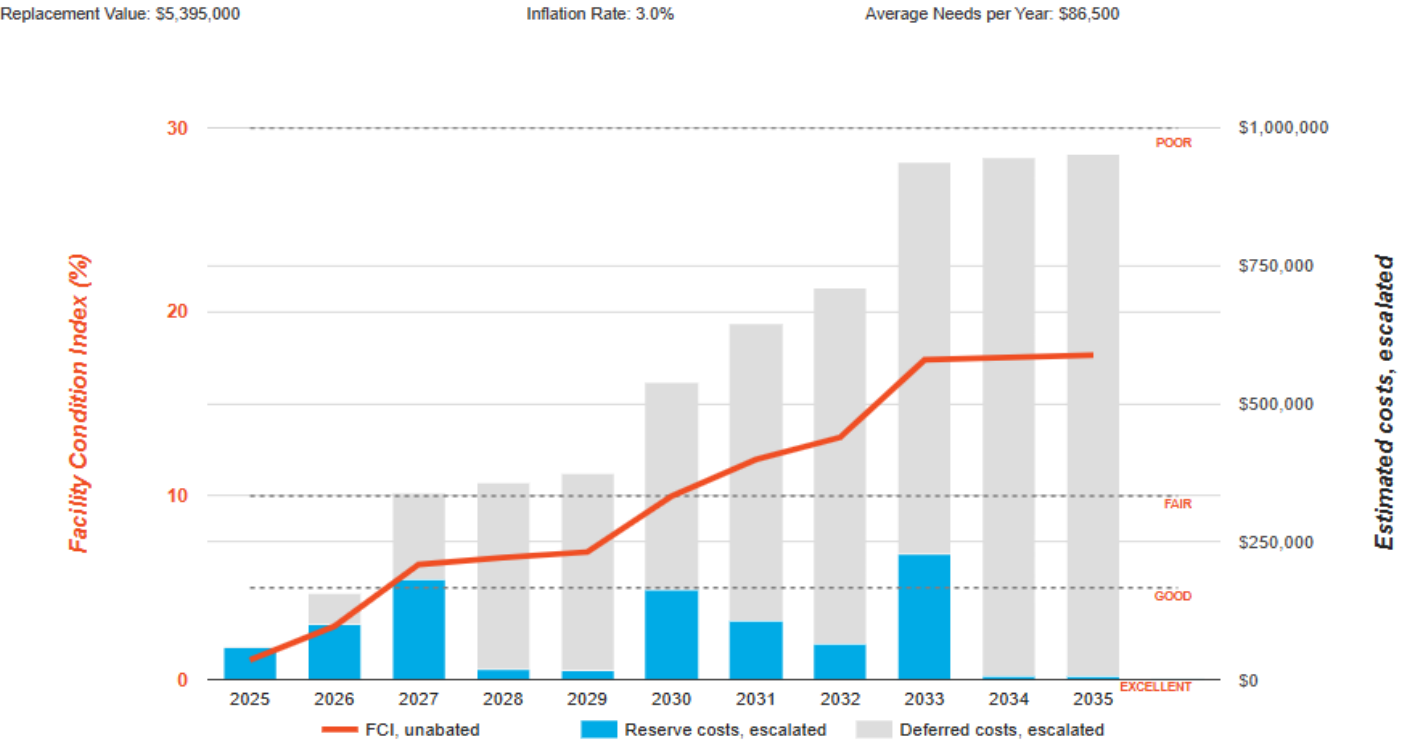
Building A: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$68,800	\$77,100	\$101,900	\$247,700
Roofing	-	-	-	\$93,700	-	\$93,700
Interiors	-	\$94,200	\$56,500	\$61,700	\$186,600	\$399,000
Plumbing	-	-	\$1,000	\$13,200	\$113,500	\$127,700
HVAC	\$57,600	\$184,000	-	-	\$176,800	\$418,400
Fire Protection	-	-	\$15,800	-	-	\$15,800
Electrical	-	-	-	\$95,100	\$176,200	\$271,200
Fire Alarm & Electronic Systems	-	-	\$58,000	\$59,100	\$90,300	\$207,400
Equipment & Furnishings	-	\$2,500	-	\$13,300	\$12,500	\$28,400
TOTALS (3% inflation)	\$57,600	\$280,700	\$200,000	\$413,200	\$857,800	\$1,809,300

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

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Rose Elementary School Building-A



Building A: Key Findings



Split System in Poor condition.

Condensing Unit/Heat Pump
Building-A Rose Elementary School Roof

Uniformat Code: D3030
Recommendation: **Replace in 2024**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$39,700

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The units have passed their lifecycle, replacement is recommended. - AssetCALC ID: 6899713

3. Building B



Building B: Systems Summary

Address	906 North Rose Street, Escondido, California 92025	
Constructed/Renovated	1961 / 2000	
Building Size	6,100 SF	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab and footing	Good
Façade	Primary Wall Finish: Stucco Windows: Steel	Good
Roof	Primary: Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board and Unfinished Floors: Carpet, VCT and unfinished concrete Ceilings: ACT and hard tiles	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and Cast-Iron waste and venting Hot Water: None Fixtures: Sinks in all classrooms	Fair
HVAC	Non-Central System: Air handlers with split-system condensing Supplemental components: None	Poor

Building B: Systems Summary

Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm system with smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Additional Studies	No additional studies are recommended for this building/site at this time.	
Key Issues and Findings	Antiquated HVAC components and infrastructure	
Key Spaces Not Observed	Areas of note that were either inaccessible or not observed for other reasons are listed here: <ul style="list-style-type: none"> Some classrooms; classes in session 	

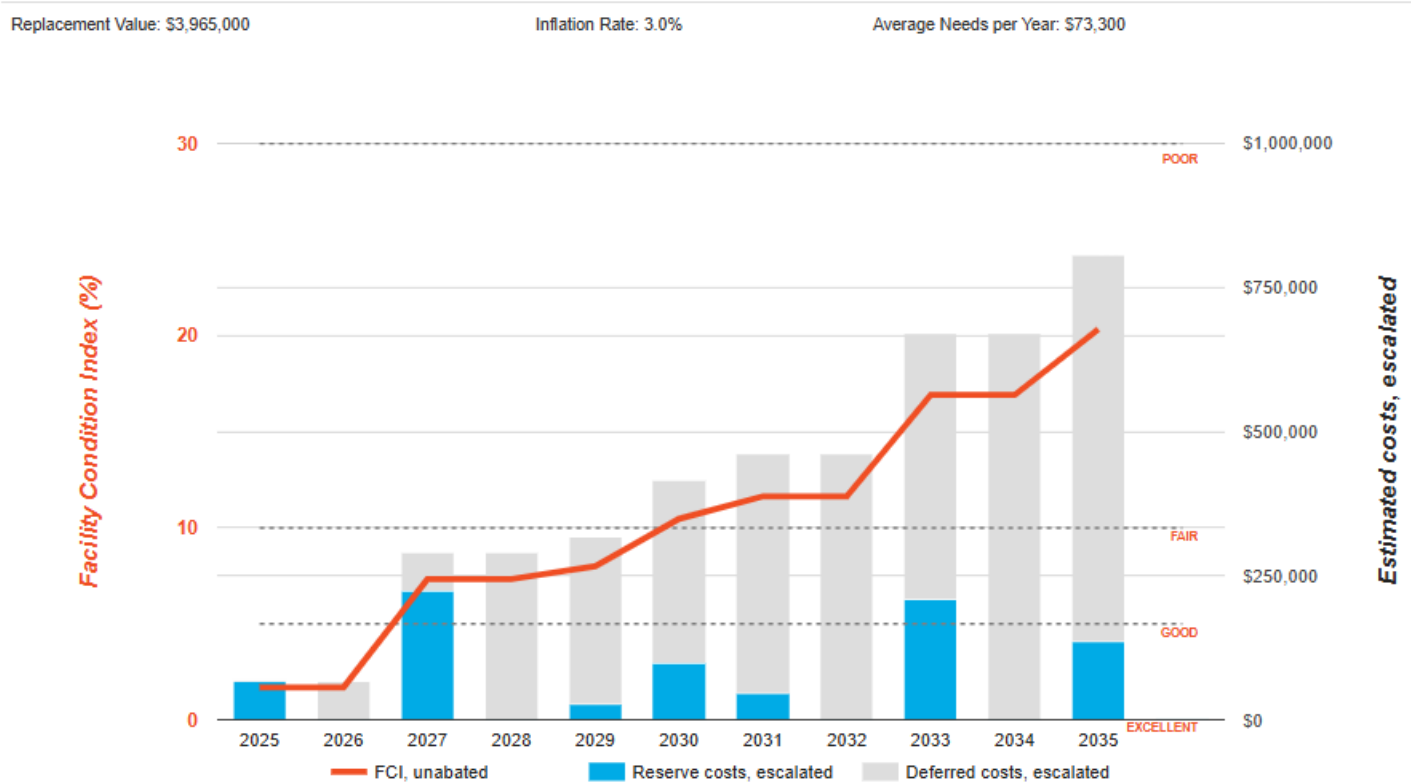
Building B: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$52,300	\$94,400	\$70,200	\$216,900
Roofing	-	-	-	\$87,100	-	\$87,100
Interiors	-	\$71,700	\$38,300	\$48,900	\$140,100	\$299,000
Plumbing	-	-	-	\$13,200	\$14,200	\$27,400
HVAC	\$67,400	\$151,000	-	-	\$158,400	\$376,900
Fire Protection	-	-	\$11,600	-	-	\$11,600
Electrical	-	-	-	\$63,800	\$35,400	\$99,200
Fire Alarm & Electronic Systems	-	-	\$22,400	\$44,600	\$34,900	\$101,800
Equipment & Furnishings	-	-	-	\$38,800	-	\$38,800
TOTALS (3% inflation)	\$67,400	\$222,800	\$124,600	\$390,700	\$453,200	\$1,258,700

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

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Rose Elementary School Building-B



Building B: Key Findings



Split System in Poor condition.

Condensing Unit/Heat Pump
Building-B Rose Elementary School Roof

Uniformat Code: D3030
Recommendation: **Replace in 2024**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$46,500

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The units have passed their lifecycle, replacement is recommended. - AssetCALC ID: 6899726

4. Building C



Building C: Systems Summary

Address	906 North Rose Street, Escondido, California 92025	
Constructed/Renovated	1961 / 2000	
Building Size	6,100 SF	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab and footing foundation	Good
Façade	Primary Wall Finish: Stucco Windows: Steel	Good
Roof	Primary: Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board and Unfinished Floors: Carpet, VCT, and unfinished concrete Ceilings: ACT and hard tiles	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and Cast-Iron waste and venting Hot Water: None Fixtures: Sinks in all classrooms	Fair
HVAC	Non-Central System: Air handlers with split-system condensing units. Supplemental components: None	Poor
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair

Building C: Systems Summary

Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm system with smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Additional Studies	No additional studies are recommended for this building/site at this time.	
Key Issues and Findings	Antiquated HVAC components and infrastructure	
Key Spaces Not Observed	Areas of note that were either inaccessible or not observed for other reasons are listed here: <ul style="list-style-type: none"> Some classrooms; classes in session 	

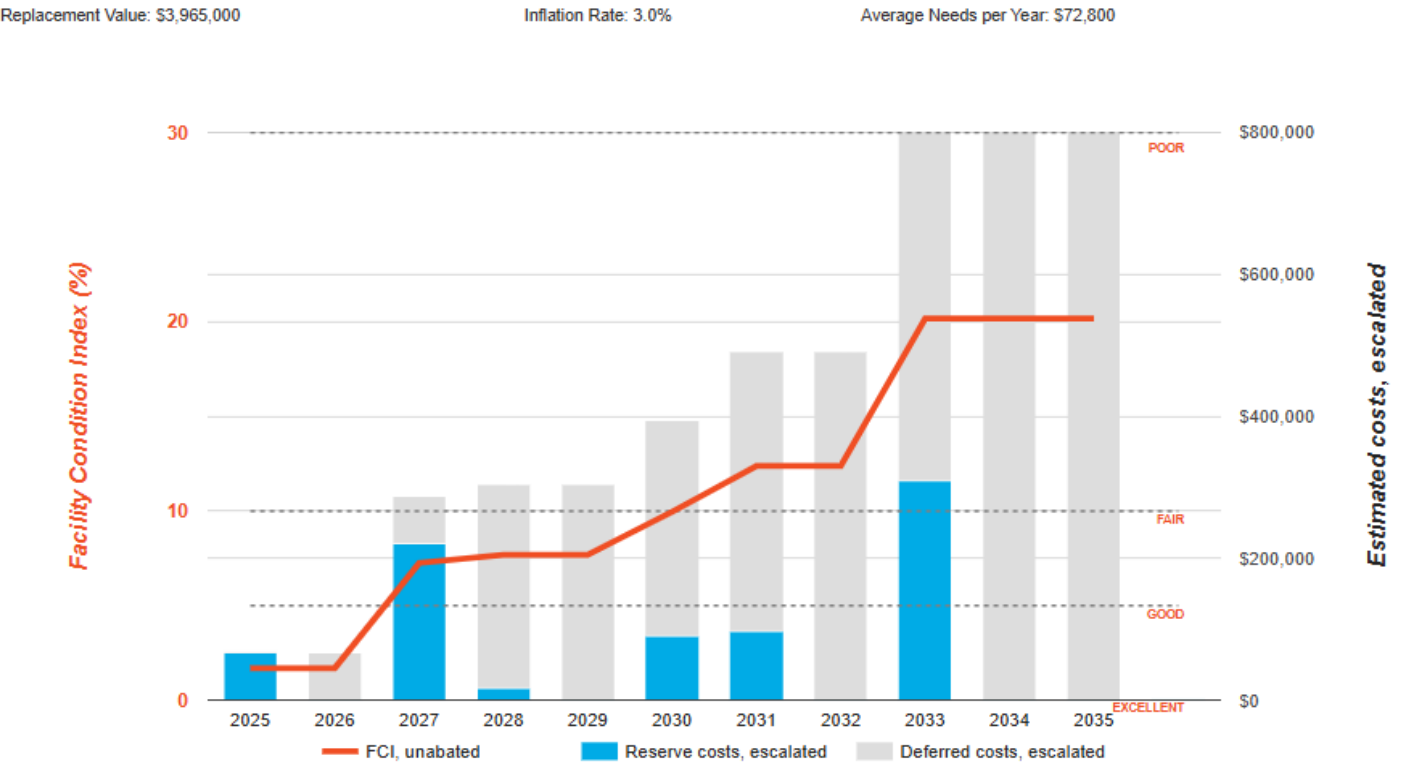
Building C: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$46,800	\$83,900	\$62,800	\$193,500
Roofing	-	-	-	\$76,100	-	\$76,100
Interiors	-	\$69,200	\$48,200	\$38,600	\$138,100	\$294,100
Plumbing	-	-	-	\$12,500	\$14,200	\$26,600
HVAC	\$67,400	\$151,000	-	\$48,900	\$105,000	\$372,300
Fire Protection	-	-	\$12,000	-	-	\$12,000
Electrical	-	-	-	\$59,800	\$38,800	\$98,600
Fire Alarm & Electronic Systems	-	-	-	\$44,600	-	\$44,600
Equipment & Furnishings	-	-	-	\$41,100	-	\$41,100
TOTALS (3% inflation)	\$67,400	\$220,300	\$106,900	\$405,400	\$358,900	\$1,158,900

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

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Rose Elementary School Building-C



Building C: Key Findings



Split System in Poor condition.

Condensing Unit/Heat Pump
Building-C Rose Elementary School Roof

Uniformat Code: D3030
Recommendation: **Replace in 2024**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$46,500

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The units have passed their lifecycle, replacement is recommended. - AssetCALC ID: 6899764

5. Building D



Building D: Systems Summary

Address	906 North Rose Street, Escondido, California 92025	
Constructed/Renovated	1961 / 2000	
Building Size	6,100 SF	
Number of Stories	One above grade	
System	Description	Condition
Structure	Conventional wood frame structure over concrete slab and footing foundation	Good
Façade	Primary Wall Finish: Stucco Windows: Steel	Good
Roof	Primary: Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board and Unfinished Floors: Carpet, VCT, and unfinished concrete Ceilings: ACT and hard tiles	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and Cast-Iron waste and venting Hot Water: None Fixtures: Sinks in all classrooms	Fair
HVAC	Non-Central System: Air handlers with split-system condensing units. Supplemental components: None	Poor
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair

Building D: Systems Summary

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

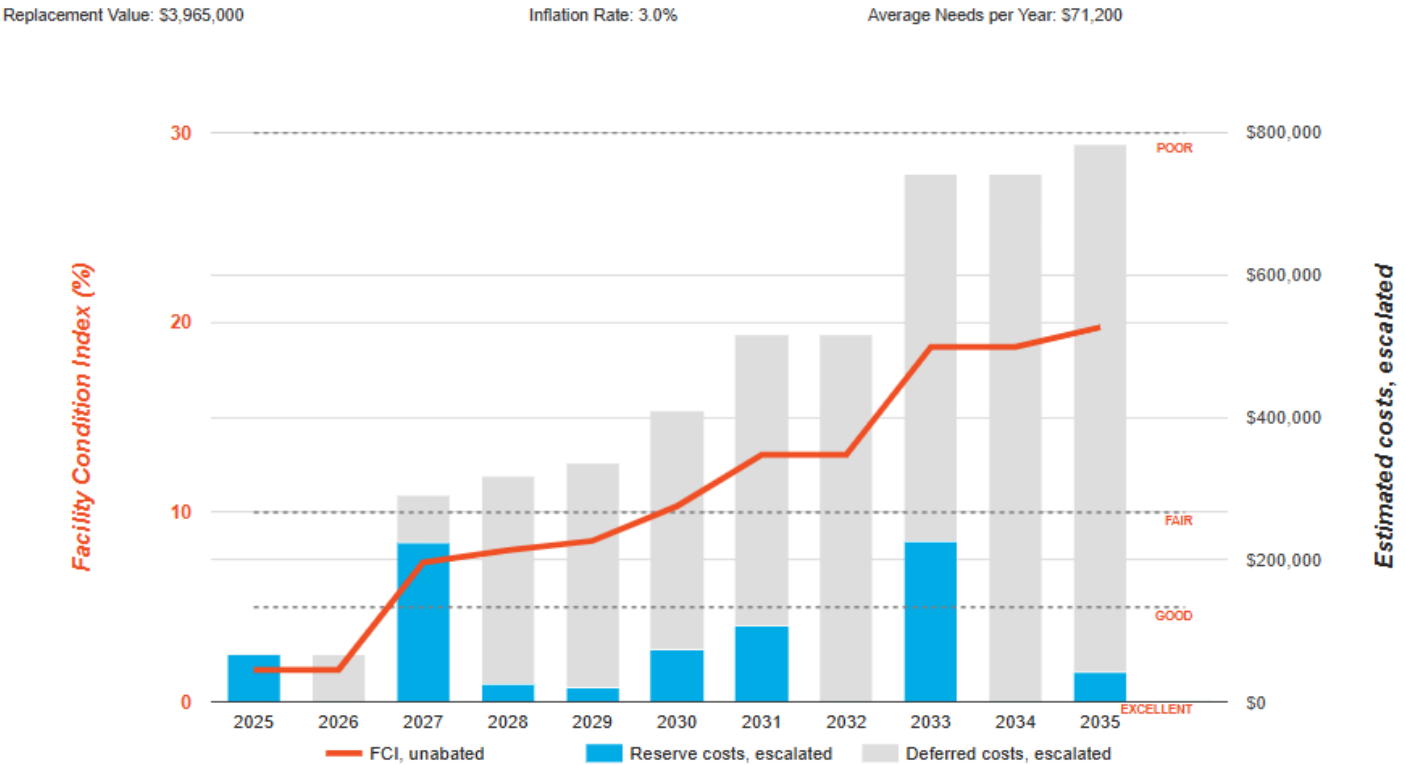
Building D: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$46,800	\$83,900	\$62,800	\$193,500
Roofing	-	-	-	\$76,100	-	\$76,100
Interiors	-	\$73,000	\$48,100	\$40,900	\$144,300	\$306,400
Plumbing	-	-	\$11,800	-	\$14,200	\$25,900
HVAC	\$67,400	\$151,000	-	-	\$158,400	\$376,900
Fire Protection	-	-	\$11,300	-	-	\$11,300
Electrical	-	-	-	\$63,800	\$34,400	\$98,200
Fire Alarm & Electronic Systems	-	-	-	\$67,700	-	\$67,700
Equipment & Furnishings	-	-	-	\$41,100	-	\$41,100
TOTALS (3% inflation)	\$67,400	\$224,000	\$117,900	\$373,400	\$414,200	\$1,196,900

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

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Rose Elementary School Building-D



Building D: Key Findings



Split System in Poor condition.

Condensing Unit/Heat Pump
Building-D Rose Elementary School Roof

Uniformat Code: D3030
Recommendation: **Replace in 2024**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$46,500

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The units have passed their lifecycle, replacement is recommended. - AssetCALC ID: 6899769

6. Building E



Building E: Systems Summary

Address	906 North Rose Street, Escondido, California 92025	
Constructed/Renovated	1961 / 2000	
Building Size	4,300 SF	
Number of Stories	One above grade	
System	Description	Condition
Structure	Conventional wood frame structure over concrete slab and footing foundation	Good
Façade	Primary Wall Finish: Stucco Windows: Steel	Good
Roof	Primary: Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board Floors: Carpet, and VCT Ceilings: ACT and hard tiles	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	Non-Central System: Air handlers with split-system condensing units. Supplemental components: None	Poor
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair

Building E: Systems Summary

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

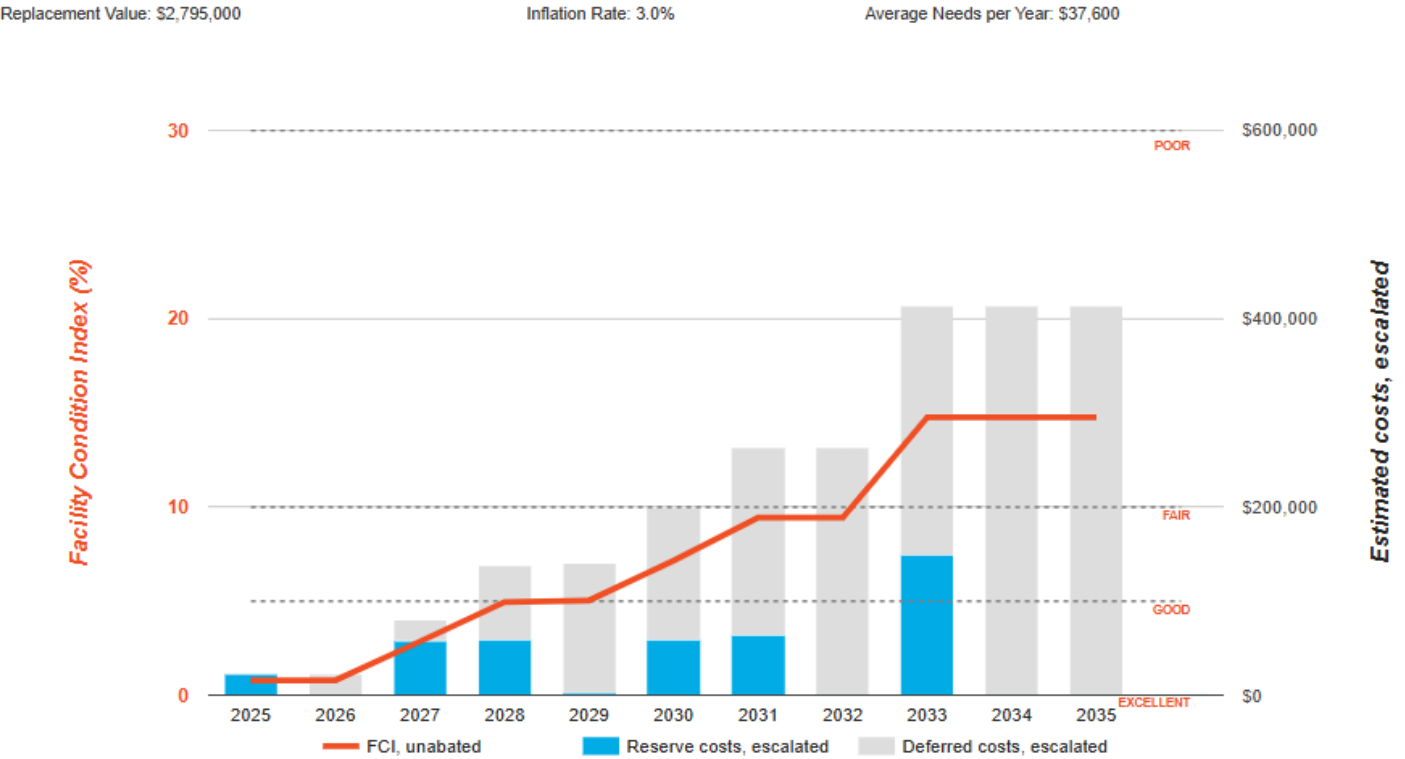
Building E: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$34,100	\$60,100	\$45,800	\$140,000
Roofing	-	-	-	\$63,900	-	\$63,900
Interiors	-	\$7,000	\$71,800	-	\$127,600	\$206,400
Plumbing	-	-	\$6,100	-	\$64,200	\$70,200
HVAC	\$22,500	\$50,300	-	-	\$72,700	\$145,500
Fire Protection	-	-	\$8,000	-	-	\$8,000
Electrical	-	-	-	\$47,400	\$24,200	\$71,600
Fire Alarm & Electronic Systems	-	-	-	\$31,400	-	\$31,400
Equipment & Furnishings	-	-	-	\$10,300	-	\$10,300
TOTALS (3% inflation)	\$22,500	\$57,400	\$119,900	\$213,100	\$334,500	\$747,400

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

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Rose Elementary School Building-E



Building E: Key Findings



Split System in Poor condition.

Condensing Unit/Heat Pump
Building-E Rose Elementary School Roof

Uniformat Code: D3030
Recommendation: **Replace in 2024**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$15,500

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The units have passed their lifecycle, replacement is recommended. - AssetCALC ID: 6899794

7. Building F



Building F: Systems Summary

Address	906 North Rose Street, Escondido, California 92025	
Constructed/Renovated	1961 / 2000	
Building Size	5,000 SF	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab and footing foundation	Good
Façade	Primary Wall Finish: Stucco Windows: Steel	Good
Roof	Primary: Flat construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board, ceramic tile and Unfinished Floors: Carpet, VCT, ceramic tile, rubber tiles and unfinished concrete Ceilings: Painted gypsum board, hard tiles and Unfinished/exposed	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and Cast-Iron waste and venting Hot Water: Electric tankless water heater Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units and air handlers with split-system condensing units. Supplemental components: None	Good

Building F: Systems Summary

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

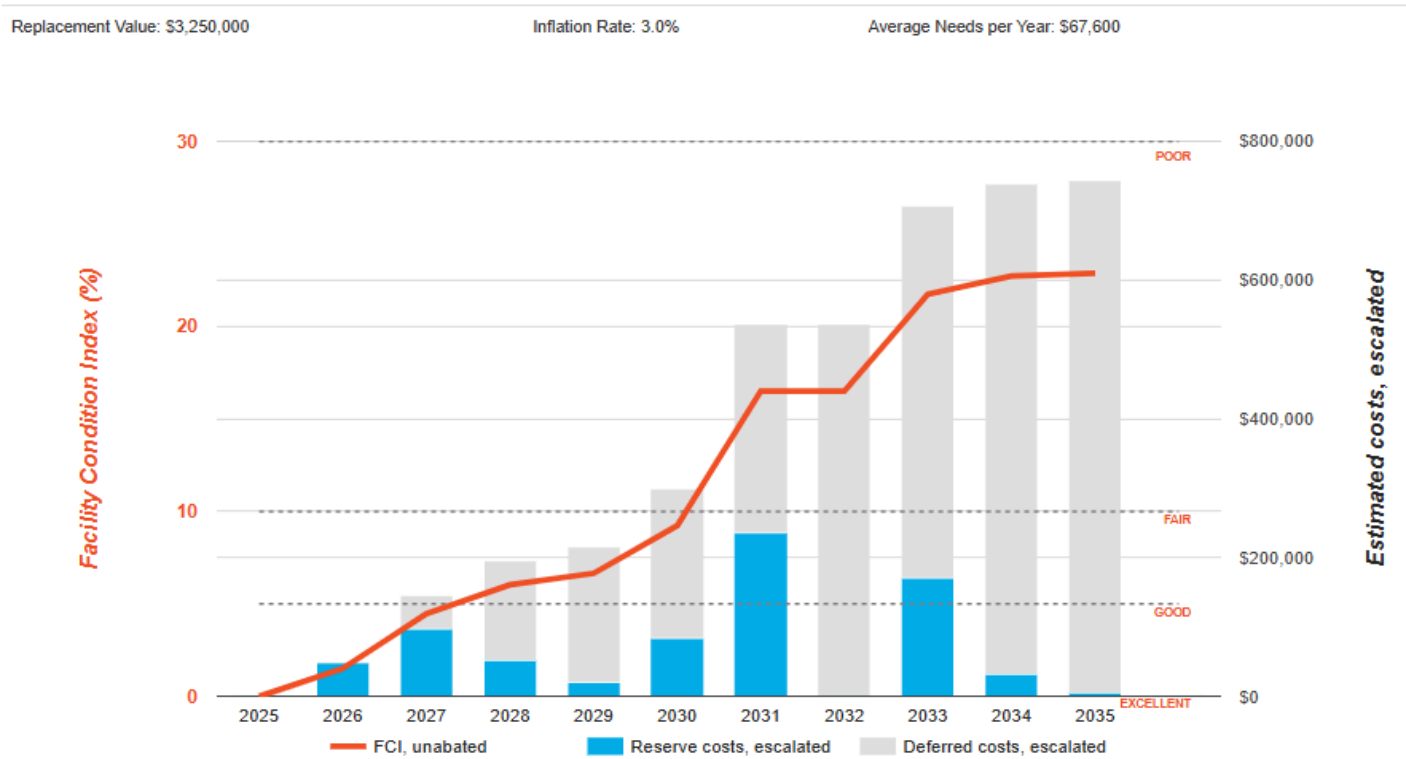
Building F: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$41,300	\$88,400	\$55,500	\$185,100
Roofing	-	-	-	\$69,400	-	\$69,400
Interiors	-	\$8,800	\$55,600	\$44,800	\$126,800	\$235,900
Plumbing	-	-	\$2,100	\$17,600	\$76,700	\$96,300
HVAC	-	\$124,400	-	\$35,400	\$63,100	\$222,800
Fire Protection	-	-	\$9,200	-	-	\$9,200
Electrical	-	-	-	\$53,900	\$342,000	\$395,900
Fire Alarm & Electronic Systems	-	-	-	\$55,500	-	\$55,500
Equipment & Furnishings	-	\$11,700	\$46,700	\$78,200	\$91,200	\$227,900
TOTALS (3% inflation)	-	\$145,000	\$154,800	\$443,100	\$755,100	\$1,498,000

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

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Rose Elementary School Building-F



Building F: Key Findings

No key findings at this time



8. Building G



Building G: Systems Summary

Address	906 North Rose Street, Escondido, California 92025	
Constructed/Renovated	1961 / 2000	
Building Size	1,800 SF	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab and footing foundation	Good
Façade	Primary Wall Finish: Stucco Windows: None	Good
Roof	Primary: Flat construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board and ceramic tile Floors: Ceramic tile Ceilings: Painted gypsum board	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and Cast-Iron waste and venting Hot Water: Electric water heater Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	No heating or cooling system Supplemental components: Exhaust fans	Fair
Fire Suppression	Fire extinguishers only	Fair

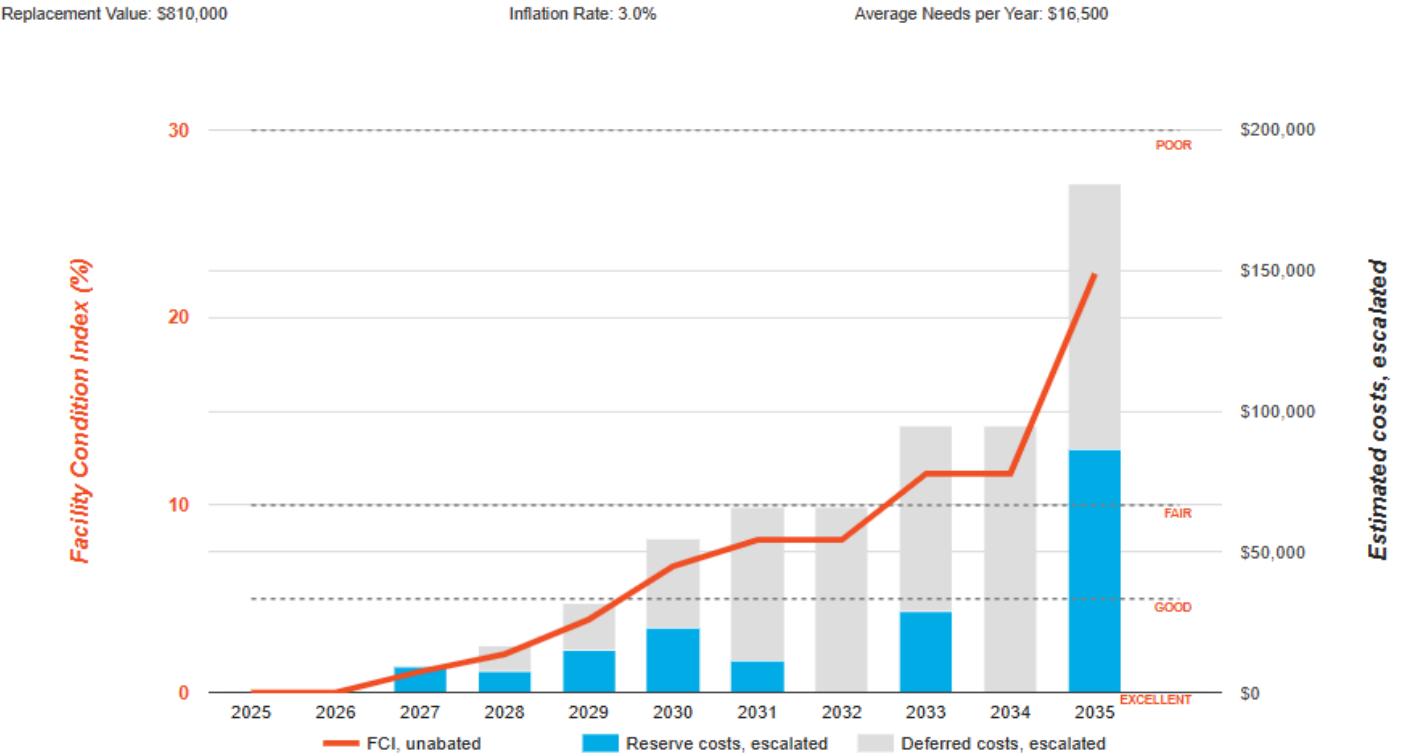
Building G: Systems Summary		
Electrical	Source and Distribution: Fed from adjacent building with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm system with smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Additional Studies	No additional studies are recommended for this building/site at this time.	
Key Issues and Findings	None observed at time of assessment.	
Key Spaces Not Observed	The building lacks fire suppression system.	

Building G: Systems Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$23,100	-	\$19,200	\$42,300
Roofing	-	-	-	\$83,300	-	\$83,300
Interiors	-	-	\$7,500	\$9,000	\$194,100	\$210,600
Plumbing	-	-	-	\$14,300	\$103,300	\$117,600
HVAC	-	-	\$15,000	-	-	\$15,000
Fire Protection	-	\$9,100	-	-	-	\$9,100
Electrical	-	-	-	\$12,400	\$9,900	\$22,200
Fire Alarm & Electronic Systems	-	-	-	\$7,200	-	\$7,200
TOTALS (3% inflation)	-	\$9,100	\$45,600	\$126,300	\$326,400	\$507,400

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

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Rose Elementary School Building-G



Building G: Key Findings

No photo

Modernization recommendation
Item does not currently exist at site

Fire Suppression System

Full System Install/Retrofit, Low
Density/Complexity
Building-G Rose Elementary School
Throughout building

Uniformat Code: D4010
Recommendation: **Renovate in 2027**

Priority Score: **60.6**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$5,900

\$\$\$\$

Building lacks fire suppression systems - AssetCALC ID: 6900026



9. Site Summary



Site Information

<i>System</i>	<i>Description</i>	<i>Condition</i>
Pavement/Flatwork	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs.	Fair
Site Development	Property entrance signage; chain link and wrought iron fencing Playgrounds and sports fields and courts with bleachers, and fencing. Picnic tables, trash receptacles	Fair
Landscaping and Topography	Significant landscaping features including lawns, trees, bushes, and planters. Irrigation present Brick retaining walls. Low to moderate site slopes throughout.	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED Building-mounted: Incandescent	Fair
Ancillary Structures	Prefabricated modular buildings	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Additional Studies	The area adjacent to building E has a drainage issue and gets flooded during heavy rain. A professional consultant must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. Due to the ambiguity of the required repair scope at the time of this assessment, the cost for any possible subsequent repairs is not included.	

Site Information

Key Issues and Findings

Sidewalk and eroded landscaping areas.

Site: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$2,700	-	\$10,600	\$13,300
Roofing	-	-	-	-	\$35,000	\$35,000
Interiors	-	-	\$1,000	\$9,000	\$38,200	\$48,300
Plumbing	-	-	\$6,400	\$19,700	\$54,800	\$80,900
Fire Protection	-	-	-	-	\$32,500	\$32,500
Electrical	-	-	-	\$9,000	\$4,600	\$13,600
Fire Alarm & Electronic Systems	-	-	-	\$1,200	-	\$1,200
Special Construction & Demo	-	-	-	\$2,398,100	-	\$2,398,100
Site Development	\$31,700	\$23,800	\$30,800	\$592,900	\$596,600	\$1,275,800
Site Pavement	\$4,700	\$28,200	-	\$32,700	\$377,000	\$442,700
Follow-up Studies	\$11,100	-	-	-	-	\$11,100
TOTALS (3% inflation)	\$47,500	\$52,100	\$41,000	\$3,062,600	\$1,149,200	\$4,352,400

Site: Key Findings



Sidewalk in Poor condition.

any pavement type, Sectional Repairs (per Man-Day)
Site Rose Elementary School Sidewalk

Uniformat Code: G2030
Recommendation: **Repair in 2023**

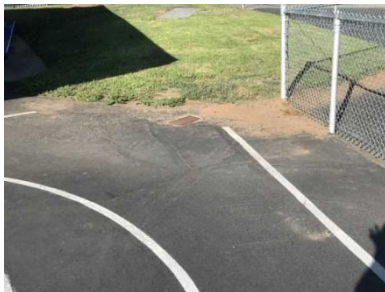
Priority Score: **85.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,300

\$\$\$\$

Isolated areas of cracks and broken sidewalks, repair is recommended. - AssetCALC ID: 6899909



Recommended Follow-up Study: Civil, Site Drainage

Civil, Site Drainage
Site Rose Elementary School Site-adjacent to building E

Uniformat Code: P2030
Recommendation: **Evaluate/Report in 2023**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$7,600

\$\$\$\$

This area has a drainage issue and gets flooded during heavy rain. A professional consultant must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. - AssetCALC ID: 6899887



Landscaping in Poor condition.

Sod at Eroded Areas
Site Rose Elementary School Landscaping

Uniformat Code: G2080
Recommendation: **Repair in 2023**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,400

\$\$\$\$

Isolated areas of eroded landscaping surfaces, repair is required. - AssetCALC ID: 6899927

10. Property Space Use and Observed Areas

Areas Observed

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

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

11. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The campus was originally constructed in 1961. Limited renovation was completed during the addition of the portable building in 2000.

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

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

12. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

13. Opinions of Probable Costs

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

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

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

Methodology

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

Exceedingly Aged

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

14. Certification

DLR Group (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Rose Elementary School, 906 North Rose Street, Escondido, California 92025, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

Prepared by: M. Nezar Tibi,
Project Manager

Reviewed by:



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

15. Appendices

Appendix A: Site Plan

Appendix B: Pre-Survey Questionnaire

Appendix C: Accessibility Review and Photos

Appendix D: Component Condition Report

Appendix E: Replacement Reserves

Appendix A:

Site Plan

Site Plan



**BUREAU
VERITAS**

Project Number

164076.23R000-023.017

Source

Google

Project Name

Rose Elementary School

On-Site Date

August 16, 2023



Appendix B:

Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Rose Elementary School

Name of person completing form: Michael Hernandez

Title / Association w/ property: Planning Technician

Length of time associated w/ property: 7 years

Date Completed: 8/16/2023

Phone Number: 760-484-3828

Method of Completion: DURING - verbally completed during assessment

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

Data Overview		Response		
1	Year(s) constructed	Constructed 1961	Renovated 2000	As needed
2	Building size in SF	51,799	SF	
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade	2021	
		Roof		As needed
		Interiors		As needed
		HVAC		None
		Electrical		None
		Site Pavement		As needed
		Accessibility		Unknown
4	List other significant capital improvements (focus on recent years; provide approximate date).	Exterior paint		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	None		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	None		

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?		✗			
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?	✗				Area adjacent to building E gets flooded during heavy rain. It has been for sometime.
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 C:

Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Rose Elementary School

BV Project Number: 164076.23R000-023.017

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



2ND AREA OF ACCESSIBLE PARKING

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

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE PATH



CURB CUT

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

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

Abbreviated Accessibility Checklist

Building Entrances



MAIN ENTRANCE



ADDITIONAL ENTRANCE

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

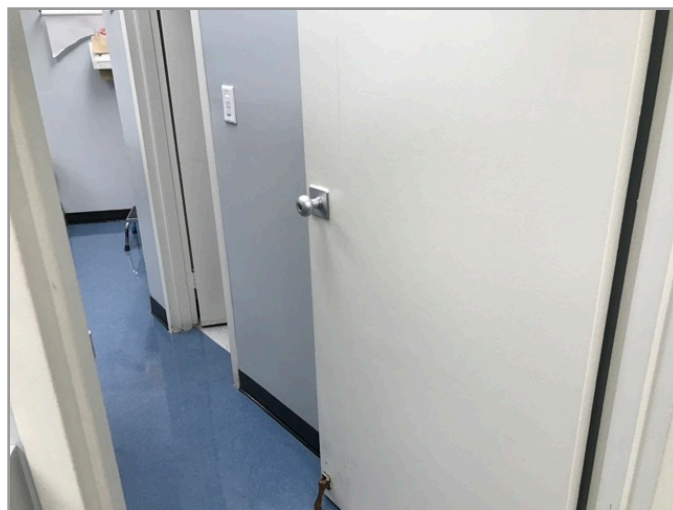
7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?			×	
8	Do thresholds at accessible entrances appear to have a compliant height ?	×			

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH



DOOR HARDWARE

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

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

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

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

Abbreviated Accessibility Checklist

Kitchens/Kitchenettes



BREAKROOM PATH OF TRAVEL



BREAKROOM OVERVIEW

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

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

Playgrounds & Swimming Pools



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

Appendix D: Component Condition Report

Component Condition Report | Rose Elementary School / Building-A

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Good	Exterior Walls, any painted surface, Prep & Paint	12,500 SF	5	6899703
B2020	Building Exterior	Fair	Window, Steel, 16-25 SF	24	6	6899692
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	7	12	6899698
Roofing						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 30-Year Premium	8,500 SF	8	6899702
Interiors						
C1030	Throughout building	Fair	Door Hardware, School, per Door	11	11	6899694
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	4	8	6899714
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	7,800 SF	7	6899682
C1070	Office	Fair	Suspended Ceilings, Hard Tile, ACM Abatement & Replacement w/ ACT	800 SF	3	6899684
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	2	8	6899697

Component Condition Report | Rose Elementary School / Building-A

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2010	Throughout building	Good	Wall Finishes, any surface, Prep & Paint	13,500 SF	5	6899700
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	7,500 SF	1	6899687
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	300 SF	2	6899683
Plumbing						
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	4	15	6899704
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	13	6899688
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	10	6899689
D2010	Classrooms	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	3	9	6899707
D2010	Electrical room	Fair	Water Heater, Electric, Residential	1	4	6899710
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	8,300 SF	13	6899932
HVAC						
D3030	Roof	Poor	Split System, Condensing Unit/Heat Pump	7	0	6899713
D3030	Roof	Fair	Split System Ductless, Single Zone	1	1	6899709

Component Condition Report | Rose Elementary School / Building-A

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Attic	Fair	Air Handler, Interior AHU, Easy/Moderate Access	7	2	6899690
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	8,300 SF	12	6899681
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	8,300 SF	4	6899686
Electrical						
D5020	Electrical room	Fair	Switchboard, 120/208 V	1	17	6899711
D5020	Office	Fair	Distribution Panel, 120/208 V	1	8	6899699
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	7	6899691
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	8,300 SF	11	6899693
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	8,300 SF	8	6899685
D5040	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	4	6	6899706
Fire Alarm & Electronic Systems						

Component Condition Report | Rose Elementary School / Building-A

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	8,300 SF	6	6899695
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	8,300 SF	5	6899708
D7050	Electrical room	Fair	Fire Alarm Panel, Fully Addressable	1	5	6899705
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	8,300 SF	8	6899712

Equipment & Furnishings

E1040	Lounge	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	2	6899696
E2010	Throughout building	Fair	Casework, Cabinetry Economy	38 LF	8	6899715
E2010	Throughout building	Fair	Casework, Countertop, Solid Surface	38 LF	11	6899701

Component Condition Report | Rose Elementary School / Building-B

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

Component Condition Report | Rose Elementary School / Building-B

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2010	Building Exterior	Good	Exterior Walls, any painted surface, Prep & Paint	9,500 SF	5	6899729
B2020	Building Exterior	Fair	Window, Steel, 16-25 SF	24	10	6899735
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	6	10	6899717
Roofing						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 30-Year Premium	7,900 SF	8	6899728
Interiors						
C1030	Throughout building	Fair	Door Hardware, School, per Door	13	12	6899721
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	6	6	6899740
C1070	Office	Fair	Suspended Ceilings, Hard Tile, ACM Abatement & Replacement w/ ACT	600 SF	4	6899738
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	5,500 SF	10	6899718
C2010	Throughout building	Good	Wall Finishes, any surface, Prep & Paint	8,500 SF	5	6899732

Component Condition Report | Rose Elementary School / Building-B

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	5,500 SF	2	6899739
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	300 SF	2	6899723
Plumbing						
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	6	8	6899734
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Very Low Density (excludes fixtures)	6,100 SF	13	6899933
HVAC						
D3030	Roof	Poor	Split System, Condensing Unit/Heat Pump	6	0	6899726
D3050	Attic	Fair	Air Handler, Interior AHU, Easy/Moderate Access	6	2	6899719
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	6,100 SF	11	6899716
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	6,100 SF	4	6899730
Electrical						
D5020	Office	Fair	Distribution Panel, 120/208 V	1	8	6899737

Component Condition Report | Rose Elementary School / Building-B

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	6,100 SF	13	6899733
D5040	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	4	8	6899731
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	6,100 SF	8	6899724
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	6,100 SF	8	6899736
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	6,100 SF	5	6899727
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	6,100 SF	8	6899720
Equipment & Furnishings						
E2010	Throughout building	Fair	Casework, Countertop, Solid Surface	72 LF	6	6899725
E2010	Throughout building	Fair	Casework, Cabinetry Economy	72 LF	6	6899722

Component Condition Report | Rose Elementary School / Building-C

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Good	Exterior Walls, any painted surface, Prep & Paint	8,500 SF	5	6899750
B2020	Building Exterior	Fair	Window, Steel, 16-25 SF	24	6	6899763
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	6	6	6899751
Roofing						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 30-Year Premium	6,900 SF	8	6899741
Interiors						
C1030	Throughout building	Fair	Door Hardware, School, per Door	11	11	6899755
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	6	5	6899759
C1070	Office	Fair	Suspended Ceilings, Hard Tile, ACM Abatement & Replacement w/ ACT	600 SF	3	6899754
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	5,500 SF	8	6899762
C2010	Throughout building	Good	Wall Finishes, any surface, Prep & Paint	8,500 SF	5	6899745

Component Condition Report | Rose Elementary School / Building-C

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	5,500 SF	2	6899748
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	300 SF	3	6899757
Plumbing						
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Very Low Density (excludes fixtures)	6,100 SF	13	6899934
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	6	6	6899758
HVAC						
D3030	Roof	Poor	Split System, Condensing Unit/Heat Pump	6	0	6899764
D3050	Attic	Fair	Air Handler, Interior AHU, Easy/Moderate Access	6	2	6899747
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	6,100 SF	8	6899760
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	6,100 SF	5	6899761
Electrical						
D5020	Office	Fair	Distribution Panel, 120/208 V	1	11	6899743

Component Condition Report | Rose Elementary School / Building-C

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	6,100 SF	12	6899756
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	6,100 SF	8	6899753
D5040	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	4	8	6899746
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	6,100 SF	8	6899742
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	6,100 SF	8	6899752
Equipment & Furnishings						
E2010	Throughout building	Fair	Casework, Countertop, Solid Surface	72 LF	8	6899744
E2010	Throughout building	Fair	Casework, Cabinetry Economy	72 LF	8	6899749

Component Condition Report | Rose Elementary School / Building-D

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Good	Exterior Walls, any painted surface, Prep & Paint	8,500 SF	5	6899770
B2020	Building Exterior	Fair	Window, Steel, 16-25 SF	24	6	6899776
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	6	6	6899788
Roofing						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 30-Year Premium	6,900 SF	8	6899775
Interiors						
C1030	Throughout building	Fair	Door Hardware, School, per Door	12	11	6899778
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	6	4	6899779
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	5,500 SF	10	6899767
C1070	Office	Fair	Suspended Ceilings, Hard Tile, ACM Abatement & Replacement w/ ACT	600 SF	3	6899780
C2010	Throughout building	Good	Wall Finishes, any surface, Prep & Paint	8,500 SF	5	6899773

Component Condition Report | Rose Elementary School / Building-D

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	300 SF	5	6899772
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	5,800 SF	2	6899771
Plumbing						
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Very Low Density (excludes fixtures)	6,100 SF	13	6899935
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	6	4	6899768
HVAC						
D3030	Roof	Poor	Split System, Condensing Unit/Heat Pump	6	0	6899769
D3050	Attic	Fair	Air Handler, Interior AHU, Easy/Moderate Access	6	2	6899785
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	6,100 SF	11	6899765
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	6,100 SF	3	6899766
Electrical						
D5020	Office	Fair	Distribution Panel, 120/208 V	1	8	6899784

Component Condition Report | Rose Elementary School / Building-D

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	6,100 SF	12	6899789
D5040	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	4	8	6899786
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	6,100 SF	8	6899787
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	6,100 SF	8	6899774
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	6,100 SF	6	6899777
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	6,100 SF	8	6899783
Equipment & Furnishings						
E2010	Throughout building	Fair	Casework, Cabinetry Economy	72 LF	8	6899781
E2010	Throughout building	Fair	Casework, Countertop, Solid Surface	72 LF	8	6899782

Component Condition Report | Rose Elementary School / Building-E

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Good	Exterior Walls, any painted surface, Prep & Paint	6,200 SF	5	6899812
B2020	Building Exterior	Fair	Window, Steel, 16-25 SF	18	6	6899809
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	2	6	6899814
Roofing						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 30-Year Premium	5,800 SF	8	6899793
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	2	4	6899792
C1030	Throughout building	Fair	Door Hardware, School, per Door	4	11	6899815
C1070	Office	Fair	Suspended Ceilings, Hard Tile, ACM Abatement & Replacement w/ ACT	300 SF	2	6899802
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	4,000 SF	11	6899799
C2010	Throughout building	Good	Wall Finishes, any surface, Prep & Paint	6,200 SF	5	6899806

Component Condition Report | Rose Elementary School / Building-E

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	3,900 SF	3	6899805
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	180 SF	5	6899801
Plumbing						
D2010	Classrooms	Fair	Sink/Lavatory, Trough Style, Solid Surface	1	16	6899800
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	4,300 SF	13	6899795
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	3	5	6899803
D2010	Classrooms	Fair	Toilet, Child-Sized	4	11	6899816
HVAC						
D3030	Roof	Poor	Split System, Condensing Unit/Heat Pump	2	0	6899794
D3050	Attic	Fair	Air Handler, Interior AHU, Easy/Moderate Access	2	2	6899797
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	4,300 SF	11	6899804
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	4,300 SF	3	6899798

Component Condition Report | Rose Elementary School / Building-E

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Electrical						
D5020	Office	Fair	Distribution Panel, 120/208 V	1	6	6899808
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	4,300 SF	12	6899811
D5040	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	4	8	6899807
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	4,300 SF	8	6899810
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	4,300 SF	8	6899813
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	4,300 SF	8	6899817
Equipment & Furnishings						
E2010	Throughout building	Fair	Casework, Countertop, Solid Surface	18 LF	8	6899796
E2010	Throughout building	Fair	Casework, Cabinetry Economy	18 LF	8	6899818

Component Condition Report | Rose Elementary School / Building-F

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Good	Exterior Walls, any painted surface, Prep & Paint	7,500 SF	5	6899842
B2020	Building Exterior	Fair	Window, Steel, 16-25 SF	24	6	6899837
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	10	6	6899834
Roofing						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 30-Year Premium	6,300 SF	8	6899826
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	6	6	6899847
C1030	Throughout building	Fair	Door Hardware, School, per Door	20	11	6899836
C1070	Office	Fair	Suspended Ceilings, Hard Tile, ACM Abatement & Replacement w/ ACT	300 SF	3	6899848
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	7,000 SF	3	6899843
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	450 SF	18	6899855
C2030	Restrooms	Fair	Flooring, Ceramic Tile	200 SF	18	6899830

Component Condition Report | Rose Elementary School / Building-F

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Stage	Fair	Flooring, Carpet, Commercial Standard	700 SF	2	6899822
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	3,900 SF	6	6899864
C2030	Stage	Fair	Flooring, Rubber Tile	280 SF	4	6899844
C2050	Throughout building	Good	Ceiling Finishes, any flat surface, Prep & Paint	7,000 SF	5	6899828
Plumbing						
D2010	Restrooms	Fair	Sink/Lavatory, Trough Style, Solid Surface	2	14	6899835
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	12	6899829
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	5,000 SF	13	6899930
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	3	6899849
D2010	Restrooms	Fair	Urinal, Waterless	1	10	6899832
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	4	8	6899825
D2010	Restrooms	Fair	Water Heater, Indirect	1	6	6899862
HVAC						
D3030	Building exterior	Good	Split System, Condensing Unit/Heat Pump	3	9	6899863

Component Condition Report | Rose Elementary School / Building-F

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	14	6899840
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	5,000 SF	12	6899857
D3050	Building exterior	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	1	6899823
D3050	Attic	Fair	Air Handler, Interior AHU, Easy/Moderate Access	3	2	6899856
D3060	Commercial kitchen	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated	1	10	6899850
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	5,000 SF	3	6899851
Electrical						
D5020	Building exterior	Fair	Switchboard, 120/208 V	1	17	6899854
D5020	Stage	Fair	Distribution Panel, 120/208 V	1	8	6899821
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	5,000 SF	12	6899861
D5040	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	4	8	6899866

Component Condition Report | Rose Elementary School / Building-F

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	5,000 SF	8	6899824
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	5,000 SF	8	6899820
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	5,000 SF	6	6899846
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	5,000 SF	8	6899833
Equipment & Furnishings						
E1030	Commercial kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	6	6899853
E1030	Commercial kitchen	Fair	Foodservice Equipment, Steamer, Tabletop	1	2	6899841
E1030	Commercial kitchen	Fair	Foodservice Equipment, Exhaust Hood, 3 to 6 LF	1	4	6899865
E1030	Commercial kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	2	6	6899852
E1030	Commercial kitchen	Fair	Foodservice Equipment, Freezer, 3-Door Reach-In	2	6	6899831

Component Condition Report | Rose Elementary School / Building-F

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Commercial kitchen	Fair	Foodservice Equipment, Garbage Disposal, 1 to 3 HP	1	5	6899858
E1030	Commercial kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	2	6	6899845
E1030	Commercial kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	3	6899839
E1030	Commercial kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	2	5	6899838
E1030	Commercial kitchen	Fair	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1	6	6899859
E1030	Commercial kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	13	6899860
E1070	Stage	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	360 SF	4	6899827

Component Condition Report | Rose Elementary School / Building-G

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Good	Exterior Walls, any painted surface, Prep & Paint	2,600 SF	5	6899872

Component Condition Report | Rose Elementary School / Building-G

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	8	5	6899874
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	2,800 SF	10	6899867
Interiors						
C1030	Throughout building	Fair	Door Hardware, School, per Door	8	12	6899871
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	6	8	6899877
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	2,300 SF	14	6899880
C2010	Utility closet	Fair	Wall Finishes, any surface, Prep & Paint	500 SF	3	6900025
C2030	Restrooms	Fair	Flooring, Ceramic Tile	1,700 SF	16	6899876
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,800 SF	3	6899873
Plumbing						
D2010	Restrooms	Fair	Urinal, Waterless	4	12	6899884
D2010	Custodian room	Good	Water Heater, Electric, Residential	1	11	6899885
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	4	6	6899870

Component Condition Report | Rose Elementary School / Building-G

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	12	12	6899882
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	1,800 SF	13	6899931
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	12	12	6899875
D2010	Custodian room	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	10	6899883
HVAC						
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	7	4	6899879
Fire Protection						
D4010	Throughout building	NA	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Renovate	1,800 SF	2	6900026
Electrical						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	1,800 SF	11	6899878
D5040	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	4	8	6899881
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	1,800 SF	8	6899869

Component Condition Report | Rose Elementary School / Building-G

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	1,800 SF	8	6899868

Component Condition Report | Rose Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Portable-restroom	Good	Exterior Walls, any painted surface, Prep & Paint	500 SF	5	6899890
B2050	Portable-restroom	Fair	Exterior Door, Steel, Standard	4	20	6899894
Roofing						
B3010	Portable-restroom	Fair	Roofing, Metal	1,000 SF	18	6899889
Interiors						
C1090	Portable-restroom	Fair	Toilet Partitions, Plastic/Laminate	6	8	6899907
C2010	Portable-restroom	Fair	Wall Finishes, Ceramic Tile	460 SF	18	6899891

Component Condition Report | Rose Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Portable-restroom	Fair	Distribution Panel, 120/240 V, Residential Style	1	13	6899902
D5030	Portable-restroom	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	300 SF	18	6899911
D5040	Portable-restroom	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	6	10	6899901
D5040	Portable-restroom	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	300 SF	10	6899919
Fire Alarm & Electronic Systems						
D7050	Portable-restroom	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	300 SF	8	6899904
Special Construction & Demo						
F1020	Site-portables	Fair	Ancillary Building, Wood-Framed or CMU, Basic/Minimal	18,800 SF	10	6899899
Pedestrian Plazas & Walkways						
G2020	Parking lot	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	38,500 SF	11	6899906
G2020	Parking lot	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	38,500 SF	1	6899886

Component Condition Report | Rose Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2030	Sidewalk	Poor	Sidewalk, any pavement type, Sectional Repairs (per Man-Day), Repair	3	0	6899909
G2030	Sidewalk	Fair	Sidewalk, Concrete, Large Areas	29,500 SF	24	6899917
Athletic, Recreational & Playfield Areas						
G2050	Playground	Fair	Playfield Surfaces, Chips Wood, 3" Depth	7,500 SF	0	6899897
G2050	Playground	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	18,500 SF	12	6899898
G2050	Playground	Fair	Play Structure, Multipurpose, Medium	1	8	6899910
G2050	Playground	Fair	Play Structure, Multipurpose, Small	1	8	6899916
G2050	Basketball court	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	14,000 SF	12	6899895
G2050	Playground	Fair	Play Structure, Swing Set, 4 Seats	3	8	6899912
G2050	Basketball court	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	2	10	6899893
G2050	Basketball court	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	14,000 SF	1	6899918

Component Condition Report | Rose Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2050	Playground	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	18,500 SF	1	6899903
Sitework						
G2060	Site	Fair	Retaining Wall, Brick/Stone	7,000 SF	23	6899923
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	2,600 LF	16	6899924
G2060	Site	Fair	Fences & Gates, Fence, Metal Tube 4'	140 LF	23	6899892
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	28	10	6899915
G2060	Site	Fair	Signage, Property, Pylon Standard, Replace/Install	1	7	6899905
G2060	Site	Fair	Fences & Gates, Fence, Metal Tube 6'	950 LF	23	6899928
G2080	Landscaping	Fair	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	105,000 SF	8	6899908
G2080	Landscaping	Poor	Landscaping, Sod at Eroded Areas, Repair	2,200 SF	0	6899927
Follow-up Studies						
P2030	Site-adjacent to building E	NA	Engineering Study, Civil, Site Drainage, Evaluate/Report	1	0	6899887

Appendix E:

Replacement Reserves

Replacement Reserves Report

8/22/2025

Location	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Rose Elementary School	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Rose Elementary School / Building-A	\$57,583	\$99,475	\$181,255	\$19,361	\$16,792	\$163,860	\$107,471	\$64,788	\$227,751	\$6,811
Rose Elementary School / Building-B	\$67,391	\$0	\$222,793	\$0	\$26,578	\$98,023	\$46,694	\$0	\$208,743	\$0
Rose Elementary School / Building-C	\$67,391	\$0	\$220,276	\$17,114	\$0	\$89,820	\$96,335	\$0	\$309,082	\$0
Rose Elementary School / Building-D	\$67,391	\$0	\$224,052	\$25,803	\$19,229	\$72,898	\$106,913	\$0	\$225,617	\$0
Rose Elementary School / Building-E	\$22,464	\$0	\$57,398	\$58,516	\$2,493	\$58,869	\$63,846	\$0	\$149,245	\$0
Rose Elementary School / Building-F	\$0	\$48,882	\$96,082	\$51,047	\$19,977	\$83,810	\$236,116	\$0	\$170,337	\$32,200
Rose Elementary School / Building-G	\$0	\$0	\$9,063	\$7,520	\$14,956	\$23,107	\$11,334	\$0	\$28,617	\$0
Rose Elementary School / Site	\$47,522	\$52,060	\$0	\$31,884	\$6,410	\$2,751	\$96,892	\$18,483	\$433,341	\$36,833
Grand Total	\$329,742	\$200,417	\$1,010,918	\$211,245	\$106,435	\$593,137	\$765,602	\$83,272	\$1,752,732	\$75,844

Rose Elementary School

Rose Elementary School / Building-A

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	20
B2010	6899703	Exterior Walls, any painted surface, Prep & Paint	10	5	5	12500	SF	\$3.00	\$4.75	\$59,323		
B2020	6899692	Window, Steel, 16-25 SF, Replace	30	24	6	24	EA	\$1,700.00	\$2,689.32	\$64,544		
B2050	6899698	Exterior Door, Steel, Standard, Replace	40	28	12	7	EA	\$600.00	\$949.17	\$6,644		
B3010	6899702	Roofing, Asphalt Shingle, 30-Year Premium, Replace	30	22	8	8500	SF	\$5.50	\$8.70	\$73,956		
C1030	6899714	Interior Door, Wood, Solid-Core, Replace	40	32	8	4	EA	\$700.00	\$1,107.37	\$4,429		
C1030	6899694	Door Hardware, School, per Door, Replace	30	19	11	11	EA	\$400.00	\$632.78	\$6,961		
C1070	6899684	Suspended Ceilings, Hard Tile, ACM Abatement & Replacement w/ ACT, Replace	25	22	3	800	SF	\$14.00	\$22.15	\$17,718		
C1070	6899682	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	18	7	7800	SF	\$3.50	\$5.54	\$43,187		
C1090	6899697	Toilet Partitions, Plastic/Laminate, Replace	20	12	8	2	EA	\$750.00	\$1,186.46	\$2,373		
C2010	6899700	Wall Finishes, any surface, Prep & Paint	10	5	5	13500	SF	\$1.50	\$2.37	\$32,034		

Replacement Reserves Report

8/22/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026
C2030	6899683	Flooring, Vinyl Tile (VCT), Replace	15	13	2	300	SF	\$5.00	\$7.91	\$2,373		
C2030	6899687	Flooring, Carpet, Commercial Standard, Replace	10	9	1	7500	SF	\$7.50	\$11.86	\$88,985		\$88,985
D2010	6899710	Water Heater, Electric, Residential, Replace	15	11	4	1	EA	\$550.00	\$870.07	\$870		
D2010	6899932	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	27	13	8300	SF	\$5.00	\$7.91	\$65,651		
D2010	6899707	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	21	9	3	EA	\$1,100.00	\$1,740.15	\$5,220		
D2010	6899689	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	20	10	2	EA	\$1,500.00	\$2,372.93	\$4,746		
D2010	6899688	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	17	13	1	EA	\$1,200.00	\$1,898.34	\$1,898		
D2010	6899704	Toilet, Commercial Water Closet, Replace	30	15	15	4	EA	\$1,300.00	\$2,056.54	\$8,226		
D3030	6899713	Split System, Condensing Unit/Heat Pump, Replace	15	15	0	7	EA	\$5,200.00	\$8,226.14	\$57,583	\$57,583	
D3030	6899709	Split System Ductless, Single Zone, Replace	15	14	1	1	EA	\$4,800.00	\$7,593.36	\$7,593		\$7,593
D3050	6899690	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	23	2	7	EA	\$15,000.00	\$23,729.25	\$166,105		
D3050	6899681	HVAC System, Ductwork, Medium Density, Replace	30	18	12	8300	SF	\$4.00	\$6.33	\$52,521		
D4010	6899686	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	21	4	8300	SF	\$1.07	\$1.69	\$14,049		
D5020	6899711	Switchboard, 120/208 V, Replace	40	23	17	1	EA	\$50,000.00	\$79,097.50	\$79,098		
D5020	6899691	Distribution Panel, 120/208 V, Replace	30	23	7	1	EA	\$6,000.00	\$9,491.70	\$9,492		
D5020	6899699	Distribution Panel, 120/208 V, Replace	30	22	8	1	EA	\$2,000.00	\$3,163.90	\$3,164		
D5030	6899693	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	29	11	8300	SF	\$2.50	\$3.95	\$32,825		
D5040	6899706	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	14	6	4	EA	\$600.00	\$949.17	\$3,797		
D5040	6899685	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	12	8	8300	SF	\$4.50	\$7.12	\$59,086		
D6060	6899695	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	14	6	8300	SF	\$1.65	\$2.61	\$21,665		
D7030	6899708	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	10	5	8300	SF	\$2.00	\$3.16	\$26,260		
D7050	6899705	Fire Alarm Panel, Fully Addressable, Replace	15	10	5	1	EA	\$15,000.00	\$23,729.25	\$23,729		
D7050	6899712	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	12	8	8300	SF	\$2.00	\$3.16	\$26,260		
E1040	6899696	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	8	2	1	EA	\$1,500.00	\$2,372.93	\$2,373		
E2010	6899715	Casework, Cabinetry Economy, Replace	20	12	8	38	LF	\$175.00	\$276.84	\$10,520		

Replacement Reserves Report

8/22/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	20
E2010	6899701	Casework, Countertop, Solid Surface, Replace	40	29	11	38	LF	\$110.00	\$174.01	\$6,613		
Totals, Unescalated											\$57,583	\$96,5
Totals, Escalated (3.0% inflation, compounded annually)											\$57,583	\$99,4

Rose Elementary School / Building-B

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2
B2010	6899729	Exterior Walls, any painted surface, Prep & Paint	10	5	5	9500	SF	\$3.00	\$4.75	\$45,086		
B2020	6899735	Window, Steel, 16-25 SF, Replace	30	20	10	24	EA	\$1,700.00	\$2,689.32	\$64,544		
B2050	6899717	Exterior Door, Steel, Standard, Replace	40	30	10	6	EA	\$600.00	\$949.17	\$5,695		
B3010	6899728	Roofing, Asphalt Shingle, 30-Year Premium, Replace	30	22	8	7900	SF	\$5.50	\$8.70	\$68,736		
C1030	6899740	Interior Door, Wood, Solid-Core, Replace	40	34	6	6	EA	\$700.00	\$1,107.37	\$6,644		
C1030	6899721	Door Hardware, School, per Door, Replace	30	18	12	13	EA	\$400.00	\$632.78	\$8,226		
C1070	6899738	Suspended Ceilings, Hard Tile, ACM Abatement & Replacement w/ ACT, Replace	25	21	4	600	SF	\$14.00	\$22.15	\$13,288		
C1070	6899718	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	5500	SF	\$3.50	\$5.54	\$30,453		
C2010	6899732	Wall Finishes, any surface, Prep & Paint	10	5	5	8500	SF	\$1.50	\$2.37	\$20,170		
C2030	6899723	Flooring, Vinyl Tile (VCT), Replace	15	13	2	300	SF	\$5.00	\$7.91	\$2,373		
C2030	6899739	Flooring, Carpet, Commercial Standard, Replace	10	8	2	5500	SF	\$7.50	\$11.86	\$65,255		
D2010	6899933	Plumbing System, Supply & Sanitary, Very Low Density (excludes fixtures), Replace	40	27	13	6100	SF	\$1.00	\$1.58	\$9,650		
D2010	6899734	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	22	8	6	EA	\$1,100.00	\$1,740.15	\$10,441		
D3030	6899726	Split System, Condensing Unit/Heat Pump, Replace	15	15	0	6	EA	\$7,100.00	\$11,231.85	\$67,391	\$67,391	
D3050	6899719	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	23	2	6	EA	\$15,000.00	\$23,729.25	\$142,376		
D3050	6899716	HVAC System, Ductwork, Medium Density, Replace	30	19	11	6100	SF	\$4.00	\$6.33	\$38,600		
D4010	6899730	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	21	4	6100	SF	\$1.07	\$1.69	\$10,325		
D5020	6899737	Distribution Panel, 120/208 V, Replace	30	22	8	1	EA	\$2,000.00	\$3,163.90	\$3,164		

Replacement Reserves Report

8/22/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2
D5030	6899733	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	27	13	6100	SF	\$2.50	\$3.95	\$24,125		
D5040	6899731	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	12	8	4	EA	\$600.00	\$949.17	\$3,797		
D5040	6899724	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	12	8	6100	SF	\$4.50	\$7.12	\$43,425		
D6060	6899736	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	12	8	6100	SF	\$1.65	\$2.61	\$15,922		
D7030	6899727	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	10	5	6100	SF	\$2.00	\$3.16	\$19,300		
D7050	6899720	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	12	8	6100	SF	\$2.00	\$3.16	\$19,300		
E2010	6899725	Casework, Countertop, Solid Surface, Replace	40	34	6	72	LF	\$110.00	\$174.01	\$12,529		
E2010	6899722	Casework, Cabinetry Economy, Replace	20	14	6	72	LF	\$175.00	\$276.84	\$19,933		
Totals, Unescalated											\$67,391	
Totals, Escalated (3.0% inflation, compounded annually)											\$67,391	

Rose Elementary School / Building-C

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2
B2010	6899750	Exterior Walls, any painted surface, Prep & Paint	10	5	5	8500	SF	\$3.00	\$4.75	\$40,340		
B2020	6899763	Window, Steel, 16-25 SF, Replace	30	24	6	24	EA	\$1,700.00	\$2,689.32	\$64,544		
B2050	6899751	Exterior Door, Steel, Standard, Replace	40	34	6	6	EA	\$600.00	\$949.17	\$5,695		
B3010	6899741	Roofing, Asphalt Shingle, 30-Year Premium, Replace	30	22	8	6900	SF	\$5.50	\$8.70	\$60,035		
C1030	6899759	Interior Door, Wood, Solid-Core, Replace	40	35	5	6	EA	\$700.00	\$1,107.37	\$6,644		
C1030	6899755	Door Hardware, School, per Door, Replace	30	19	11	11	EA	\$400.00	\$632.78	\$6,961		
C1070	6899754	Suspended Ceilings, Hard Tile, ACM Abatement & Replacement w/ ACT, Replace	25	22	3	600	SF	\$14.00	\$22.15	\$13,288		
C1070	6899762	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	17	8	5500	SF	\$3.50	\$5.54	\$30,453		
C2010	6899745	Wall Finishes, any surface, Prep & Paint	10	5	5	8500	SF	\$1.50	\$2.37	\$20,170		
C2030	6899757	Flooring, Vinyl Tile (VCT), Replace	15	12	3	300	SF	\$5.00	\$7.91	\$2,373		
C2030	6899748	Flooring, Carpet, Commercial Standard, Replace	10	8	2	5500	SF	\$7.50	\$11.86	\$65,255		

Replacement Reserves Report

8/22/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2
D2010	6899934	Plumbing System, Supply & Sanitary, Very Low Density (excludes fixtures), Replace	40	27	13	6100	SF	\$1.00	\$1.58	\$9,650		
D2010	6899758	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	24	6	6	EA	\$1,100.00	\$1,740.15	\$10,441		
D3030	6899764	Split System, Condensing Unit/Heat Pump, Replace	15	15	0	6	EA	\$7,100.00	\$11,231.85	\$67,391	\$67,391	
D3050	6899747	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	23	2	6	EA	\$15,000.00	\$23,729.25	\$142,376		
D3050	6899760	HVAC System, Ductwork, Medium Density, Replace	30	22	8	6100	SF	\$4.00	\$6.33	\$38,600		
D4010	6899761	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	20	5	6100	SF	\$1.07	\$1.69	\$10,325		
D5020	6899743	Distribution Panel, 120/208 V, Replace	30	19	11	1	EA	\$2,000.00	\$3,163.90	\$3,164		
D5030	6899756	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	28	12	6100	SF	\$2.50	\$3.95	\$24,125		
D5040	6899753	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	12	8	6100	SF	\$4.50	\$7.12	\$43,425		
D5040	6899746	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	12	8	4	EA	\$600.00	\$949.17	\$3,797		
D6060	6899742	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	12	8	6100	SF	\$1.65	\$2.61	\$15,922		
D7050	6899752	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	12	8	6100	SF	\$2.00	\$3.16	\$19,300		
E2010	6899744	Casework, Countertop, Solid Surface, Replace	40	32	8	72	LF	\$110.00	\$174.01	\$12,529		
E2010	6899749	Casework, Cabinetry Economy, Replace	20	12	8	72	LF	\$175.00	\$276.84	\$19,933		
Totals, Unescalated											\$67,391	
Totals, Escalated (3.0% inflation, compounded annually)											\$67,391	

Rose Elementary School / Building-D

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2
B2010	6899770	Exterior Walls, any painted surface, Prep & Paint	10	5	5	8500	SF	\$3.00	\$4.75	\$40,340		
B2020	6899776	Window, Steel, 16-25 SF, Replace	30	24	6	24	EA	\$1,700.00	\$2,689.32	\$64,544		
B2050	6899788	Exterior Door, Steel, Standard, Replace	40	34	6	6	EA	\$600.00	\$949.17	\$5,695		
B3010	6899775	Roofing, Asphalt Shingle, 30-Year Premium, Replace	30	22	8	6900	SF	\$5.50	\$8.70	\$60,035		
C1030	6899779	Interior Door, Wood, Solid-Core, Replace	40	36	4	6	EA	\$700.00	\$1,107.37	\$6,644		

Replacement Reserves Report

8/22/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2
C1030	6899778	Door Hardware, School, per Door, Replace	30	19	11	12	EA	\$400.00	\$632.78	\$7,593		
C1070	6899780	Suspended Ceilings, Hard Tile, ACM Abatement & Replacement w/ ACT, Replace	25	22	3	600	SF	\$14.00	\$22.15	\$13,288		
C1070	6899767	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	5500	SF	\$3.50	\$5.54	\$30,453		
C2010	6899773	Wall Finishes, any surface, Prep & Paint	10	5	5	8500	SF	\$1.50	\$2.37	\$20,170		
C2030	6899772	Flooring, Vinyl Tile (VCT), Replace	15	10	5	300	SF	\$5.00	\$7.91	\$2,373		
C2030	6899771	Flooring, Carpet, Commercial Standard, Replace	10	8	2	5800	SF	\$7.50	\$11.86	\$68,815		
D2010	6899935	Plumbing System, Supply & Sanitary, Very Low Density (excludes fixtures), Replace	40	27	13	6100	SF	\$1.00	\$1.58	\$9,650		
D2010	6899768	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	26	4	6	EA	\$1,100.00	\$1,740.15	\$10,441		
D3030	6899769	Split System, Condensing Unit/Heat Pump, Replace	15	15	0	6	EA	\$7,100.00	\$11,231.85	\$67,391	\$67,391	
D3050	6899785	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	23	2	6	EA	\$15,000.00	\$23,729.25	\$142,376		
D3050	6899765	HVAC System, Ductwork, Medium Density, Replace	30	19	11	6100	SF	\$4.00	\$6.33	\$38,600		
D4010	6899766	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	22	3	6100	SF	\$1.07	\$1.69	\$10,325		
D5020	6899784	Distribution Panel, 120/208 V, Replace	30	22	8	1	EA	\$2,000.00	\$3,163.90	\$3,164		
D5030	6899789	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	28	12	6100	SF	\$2.50	\$3.95	\$24,125		
D5040	6899786	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	12	8	4	EA	\$600.00	\$949.17	\$3,797		
D5040	6899787	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	12	8	6100	SF	\$4.50	\$7.12	\$43,425		
D6060	6899774	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	12	8	6100	SF	\$1.65	\$2.61	\$15,922		
D7030	6899777	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	9	6	6100	SF	\$2.00	\$3.16	\$19,300		
D7050	6899783	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	12	8	6100	SF	\$2.00	\$3.16	\$19,300		
E2010	6899781	Casework, Cabinetry Economy, Replace	20	12	8	72	LF	\$175.00	\$276.84	\$19,933		
E2010	6899782	Casework, Countertop, Solid Surface, Replace	40	32	8	72	LF	\$110.00	\$174.01	\$12,529		
Totals, Unescalated											\$67,391	
Totals, Escalated (3.0% inflation, compounded annually)											\$67,391	

Replacement Reserves Report

8/22/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal2025		
B2010	6899812	Exterior Walls, any painted surface, Prep & Paint	10	5	5	6200	SF	\$3.00	\$4.75	\$29,424		
B2020	6899809	Window, Steel, 16-25 SF, Replace	30	24	6	18	EA	\$1,700.00	\$2,689.32	\$48,408		
B2050	6899814	Exterior Door, Steel, Standard, Replace	40	34	6	2	EA	\$600.00	\$949.17	\$1,898		
B3010	6899793	Roofing, Asphalt Shingle, 30-Year Premium, Replace	30	22	8	5800	SF	\$5.50	\$8.70	\$50,464		
C1030	6899792	Interior Door, Wood, Solid-Core, Replace	40	36	4	2	EA	\$700.00	\$1,107.37	\$2,215		
C1030	6899815	Door Hardware, School, per Door, Replace	30	19	11	4	EA	\$400.00	\$632.78	\$2,531		
C1070	6899802	Suspended Ceilings, Hard Tile, ACM Abatement & Replacement w/ ACT, Replace	25	23	2	300	SF	\$14.00	\$22.15	\$6,644		
C1070	6899799	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	14	11	4000	SF	\$3.50	\$5.54	\$22,147		
C2010	6899806	Wall Finishes, any surface, Prep & Paint	10	5	5	6200	SF	\$1.50	\$2.37	\$14,712		
C2030	6899801	Flooring, Vinyl Tile (VCT), Replace	15	10	5	180	SF	\$5.00	\$7.91	\$1,424		
C2030	6899805	Flooring, Carpet, Commercial Standard, Replace	10	7	3	3900	SF	\$7.50	\$11.86	\$46,272		
D2010	6899795	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	27	13	4300	SF	\$5.00	\$7.91	\$34,012		
D2010	6899803	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	25	5	3	EA	\$1,100.00	\$1,740.15	\$5,220		
D2010	6899816	Toilet, Child-Sized, Replace	30	19	11	4	EA	\$900.00	\$1,423.76	\$5,695		
D2010	6899800	Sink/Lavatory, Trough Style, Solid Surface, Replace	30	14	16	1	EA	\$2,500.00	\$3,954.88	\$3,955		
D3030	6899794	Split System, Condensing Unit/Heat Pump, Replace	15	15	0	2	EA	\$7,100.00	\$11,231.85	\$22,464	\$22,464	
D3050	6899797	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	23	2	2	EA	\$15,000.00	\$23,729.25	\$47,459		
D3050	6899804	HVAC System, Ductwork, Medium Density, Replace	30	19	11	4300	SF	\$4.00	\$6.33	\$27,210		
D4010	6899798	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	22	3	4300	SF	\$1.07	\$1.69	\$7,279		
D5020	6899808	Distribution Panel, 120/208 V, Replace	30	24	6	1	EA	\$2,000.00	\$3,163.90	\$3,164		
D5030	6899811	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	28	12	4300	SF	\$2.50	\$3.95	\$17,006		
D5040	6899807	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	12	8	4	EA	\$600.00	\$949.17	\$3,797		
D5040	6899810	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	12	8	4300	SF	\$4.50	\$7.12	\$30,611		
D6060	6899813	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	12	8	4300	SF	\$1.65	\$2.61	\$11,224		
D7050	6899817	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	12	8	4300	SF	\$2.00	\$3.16	\$13,605		

Replacement Reserves Report

8/22/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	
E2010	6899796	Casework, Countertop, Solid Surface, Replace	40	32	8	18	LF	\$110.00	\$174.01	\$3,132		
E2010	6899818	Casework, Cabinetry Economy, Replace	20	12	8	18	LF	\$175.00	\$276.84	\$4,983		
Totals, Unescalated											\$22,464	
Totals, Escalated (3.0% inflation, compounded annually)											\$22,464	

Rose Elementary School / Building-F

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	
B2010	6899842	Exterior Walls, any painted surface, Prep & Paint	10	5	5	7500	SF	\$3.00	\$4.75	\$35,594		
B2020	6899837	Window, Steel, 16-25 SF, Replace	30	24	6	24	EA	\$1,700.00	\$2,689.32	\$64,544		
B2050	6899834	Exterior Door, Steel, Standard, Replace	40	34	6	10	EA	\$600.00	\$949.17	\$9,492		
B3010	6899826	Roofing, Asphalt Shingle, 30-Year Premium, Replace	30	22	8	6300	SF	\$5.50	\$8.70	\$54,815		
C1030	6899847	Interior Door, Wood, Solid-Core, Replace	40	34	6	6	EA	\$700.00	\$1,107.37	\$6,644		
C1030	6899836	Door Hardware, School, per Door, Replace	30	19	11	20	EA	\$400.00	\$632.78	\$12,656		
C1070	6899848	Suspended Ceilings, Hard Tile, ACM Abatement & Replacement w/ ACT, Replace	25	22	3	300	SF	\$14.00	\$22.15	\$6,644		
C2010	6899855	Wall Finishes, Ceramic Tile, Replace	40	22	18	450	SF	\$18.00	\$28.48	\$12,814		
C2010	6899843	Wall Finishes, any surface, Prep & Paint	10	7	3	7000	SF	\$1.50	\$2.37	\$16,610		
C2030	6899830	Flooring, Ceramic Tile, Replace	40	22	18	200	SF	\$18.00	\$28.48	\$5,695		
C2030	6899844	Flooring, Rubber Tile, Replace	15	11	4	280	SF	\$9.00	\$14.24	\$3,987		
C2030	6899864	Flooring, Vinyl Tile (VCT), Replace	15	9	6	3900	SF	\$5.00	\$7.91	\$30,848		
C2030	6899822	Flooring, Carpet, Commercial Standard, Replace	10	8	2	700	SF	\$7.50	\$11.86	\$8,305		
C2050	6899828	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	7000	SF	\$2.00	\$3.16	\$22,147		
D2010	6899862	Water Heater, Indirect, Replace	15	9	6	1	EA	\$3,100.00	\$4,904.05	\$4,904		
D2010	6899930	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	27	13	5000	SF	\$5.00	\$7.91	\$39,549		
D2010	6899849	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	12	3	1	EA	\$1,200.00	\$1,898.34	\$1,898		

Replacement Reserves Report

8/22/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025
D2010	6899825	Toilet, Commercial Water Closet, Replace	30	22	8	4	EA	\$1,300.00	\$2,056.54	\$8,226	
D2010	6899832	Urinal, Waterless, Replace	30	20	10	1	EA	\$600.00	\$949.17	\$949	
D2010	6899829	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	18	12	1	EA	\$1,500.00	\$2,372.93	\$2,373	
D2010	6899835	Sink/Lavatory, Trough Style, Solid Surface, Replace	30	16	14	2	EA	\$2,500.00	\$3,954.88	\$7,910	
D3030	6899863	Split System, Condensing Unit/Heat Pump, Replace	15	6	9	3	EA	\$5,200.00	\$8,226.14	\$24,678	
D3050	6899823	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	19	1	1	EA	\$30,000.00	\$47,458.50	\$47,459	\$47
D3050	6899856	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	23	2	3	EA	\$15,000.00	\$23,729.25	\$71,188	
D3050	6899857	HVAC System, Ductwork, Medium Density, Replace	30	18	12	5000	SF	\$4.00	\$6.33	\$31,639	
D3050	6899840	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	6	14	1	EA	\$7,500.00	\$11,864.63	\$11,865	
D3060	6899850	Supplemental Components, Air Curtain, 5' Wide Non-Heated, Replace	20	10	10	1	EA	\$1,500.00	\$2,372.93	\$2,373	
D4010	6899851	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	22	3	5000	SF	\$1.07	\$1.69	\$8,463	
D5020	6899854	Switchboard, 120/208 V, Replace	40	23	17	1	EA	\$120,000.00	\$189,834.00	\$189,834	
D5020	6899821	Distribution Panel, 120/208 V, Replace	30	22	8	1	EA	\$2,000.00	\$3,163.90	\$3,164	
D5030	6899861	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	28	12	5000	SF	\$2.50	\$3.95	\$19,774	
D5040	6899866	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	12	8	4	EA	\$600.00	\$949.17	\$3,797	
D5040	6899824	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	12	8	5000	SF	\$4.50	\$7.12	\$35,594	
D6060	6899820	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	12	8	5000	SF	\$1.65	\$2.61	\$13,051	
D7030	6899846	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	9	6	5000	SF	\$2.00	\$3.16	\$15,820	
D7050	6899833	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	12	8	5000	SF	\$2.00	\$3.16	\$15,820	
E1030	6899841	Foodservice Equipment, Steamer, Tabletop, Replace	10	8	2	1	EA	\$7,000.00	\$11,073.65	\$11,074	
E1030	6899839	Foodservice Equipment, Convection Oven, Double, Replace	10	7	3	1	EA	\$8,280.00	\$13,098.55	\$13,099	
E1030	6899865	Foodservice Equipment, Exhaust Hood, 3 to 6 LF, Replace	15	11	4	1	EA	\$3,300.00	\$5,220.44	\$5,220	
E1030	6899858	Foodservice Equipment, Garbage Disposal, 1 to 3 HP, Replace	15	10	5	1	EA	\$3,800.00	\$6,011.41	\$6,011	
E1030	6899838	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	10	5	2	EA	\$2,700.00	\$4,271.27	\$8,543	
E1030	6899853	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	9	6	1	EA	\$4,600.00	\$7,276.97	\$7,277	

Replacement Reserves Report

8/22/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025
E1030	6899852	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	9	6	2	EA	\$2,700.00	\$4,271.27	\$8,543	
E1030	6899831	Foodservice Equipment, Freezer, 3-Door Reach-In, Replace	15	9	6	2	EA	\$6,800.00	\$10,757.26	\$21,515	
E1030	6899845	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	9	6	2	EA	\$5,700.00	\$9,017.12	\$18,034	
E1030	6899859	Foodservice Equipment, Refrigerator, 3-Door Reach-In, Replace	15	9	6	1	EA	\$6,400.00	\$10,124.48	\$10,124	
E1030	6899860	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	17	13	1	EA	\$2,500.00	\$3,954.88	\$3,955	
E1070	6899827	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	11	4	360	SF	\$15.00	\$23.73	\$8,543	
Totals, Unescalated										\$0	\$47
Totals, Escalated (3.0% inflation, compounded annually)										\$0	\$48

Rose Elementary School / Building-G

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025
B2010	6899872	Exterior Walls, any painted surface, Prep & Paint	10	5	5	2600	SF	\$3.00	\$4.75	\$12,339	
B2050	6899874	Exterior Door, Steel, Standard, Replace	40	35	5	8	EA	\$600.00	\$949.17	\$7,593	
B3010	6899867	Roofing, Built-Up, Replace	25	15	10	2800	SF	\$14.00	\$22.15	\$62,012	
C1030	6899871	Door Hardware, School, per Door, Replace	30	18	12	8	EA	\$400.00	\$632.78	\$5,062	
C1090	6899877	Toilet Partitions, Plastic/Laminate, Replace	20	12	8	6	EA	\$750.00	\$1,186.46	\$7,119	
C2010	6899880	Wall Finishes, Ceramic Tile, Replace	40	26	14	2300	SF	\$18.00	\$28.48	\$65,493	
C2010	6900025	Wall Finishes, any surface, Prep & Paint	10	7	3	500	SF	\$1.50	\$2.37	\$1,186	
C2030	6899876	Flooring, Ceramic Tile, Replace	40	24	16	1700	SF	\$18.00	\$28.48	\$48,408	
C2050	6899873	Ceiling Finishes, any flat surface, Prep & Paint	10	7	3	1800	SF	\$2.00	\$3.16	\$5,695	
D2010	6899885	Water Heater, Electric, Residential, Replace	15	4	11	1	EA	\$550.00	\$870.07	\$870	
D2010	6899931	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	27	13	1800	SF	\$5.00	\$7.91	\$14,238	
D2010	6899870	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	9	6	4	EA	\$1,500.00	\$2,372.93	\$9,492	
D2010	6899883	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	25	10	1	EA	\$1,400.00	\$2,214.73	\$2,215	

Replacement Reserves Report

8/22/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	
D2010	6899884	Urinal, Waterless, Replace	30	18	12	4	EA	\$600.00	\$949.17	\$3,797		
D2010	6899882	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	18	12	12	EA	\$1,500.00	\$2,372.93	\$28,475		
D2010	6899875	Toilet, Commercial Water Closet, Replace	30	18	12	12	EA	\$1,300.00	\$2,056.54	\$24,678		
D3060	6899879	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	16	4	7	EA	\$1,200.00	\$1,898.34	\$13,288		
D4010	6900026	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Renovate	40	38	2	1800	SF	\$3.00	\$4.75	\$8,543		
D5030	6899878	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	29	11	1800	SF	\$2.50	\$3.95	\$7,119		
D5040	6899881	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	12	8	4	EA	\$600.00	\$949.17	\$3,797		
D5040	6899869	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	12	8	1800	SF	\$2.10	\$3.32	\$5,980		
D7050	6899868	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	12	8	1800	SF	\$2.00	\$3.16	\$5,695		
Totals, Unescalated											\$0	
Totals, Escalated (3.0% inflation, compounded annually)											\$0	

Rose Elementary School / Site

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	20:
B2010	6899890	Exterior Walls, any painted surface, Prep & Paint	10	5	5	500	SF	\$3.00	\$4.75	\$2,373		
B2050	6899894	Exterior Door, Steel, Standard, Replace	40	20	20	4	EA	\$600.00	\$949.17	\$3,797		
B3010	6899889	Roofing, Metal, Replace	40	22	18	1000	SF	\$13.00	\$20.57	\$20,565		
C1090	6899907	Toilet Partitions, Plastic/Laminate, Replace	20	12	8	6	EA	\$750.00	\$1,186.46	\$7,119		
C2010	6899891	Wall Finishes, Ceramic Tile, Replace	40	22	18	460	SF	\$18.00	\$28.48	\$13,099		
C2030	6899921	Flooring, Ceramic Tile, Replace	40	22	18	300	SF	\$18.00	\$28.48	\$8,543		
C2050	6899920	Ceiling Finishes, any flat surface, Prep & Paint	10	7	3	300	SF	\$2.00	\$3.16	\$949		
D2010	6899896	Backflow Preventer, Domestic Water, Replace	30	22	8	1	EA	\$1,400.00	\$2,214.73	\$2,215		
D2010	6899926	Backflow Preventer, Domestic Water, Replace	30	20	10	1	EA	\$6,600.00	\$10,440.87	\$10,441		
D2010	6899888	Drinking Fountain, Exterior/Site, Precast Pedestal, Replace	15	11	4	1	EA	\$3,600.00	\$5,695.02	\$5,695		

Replacement Reserves Report

8/22/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EA	Age	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026
D2010	6899922	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	9	6	1	EA		\$1,500.00	\$2,372.93	\$2,373		
D2010	6899900	Toilet, Commercial Water Closet, Replace	30	17	13	7	EA		\$1,300.00	\$2,056.54	\$14,396		
D2010	6899925	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	17	13	6	EA		\$1,500.00	\$2,372.93	\$14,238		
D2010	6899914	Urinal, Waterless, Replace	30	17	13	2	EA		\$600.00	\$949.17	\$1,898		
D4010	6899913	Backflow Preventer, Fire Suppression, Replace	30	18	12	1	EA		\$14,400.00	\$22,780.08	\$22,780		
D5020	6899902	Distribution Panel, 120/240 V, Residential Style, Replace	30	17	13	1	EA		\$1,100.00	\$1,740.15	\$1,740		
D5030	6899911	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	22	18	300	SF		\$2.50	\$3.95	\$1,186		
D5040	6899901	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	10	10	6	EA		\$600.00	\$949.17	\$5,695		
D5040	6899919	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	10	10	300	SF		\$2.10	\$3.32	\$997		
D7050	6899904	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	12	8	300	SF		\$2.00	\$3.16	\$949		
F1020	6899899	Ancillary Building, Wood-Framed or CMU, Basic/Minimal, Replace	35	25	10	18800	SF		\$60.00	\$94.92	\$1,784,440		
G2020	6899886	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	4	1	38500	SF		\$0.45	\$0.71	\$27,407		\$27,407
G2020	6899906	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	14	11	38500	SF		\$3.50	\$5.54	\$213,168		
G2030	6899909	Sidewalk, any pavement type, Sectional Repairs (per Man-Day), Repair	0	0	0	3	EA		\$1,000.00	\$1,581.95	\$4,746	\$4,746	
G2050	6899918	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	4	1	14000	SF		\$0.45	\$0.71	\$9,966		\$9,966
G2050	6899903	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	4	1	18500	SF		\$0.45	\$0.71	\$13,170		\$13,170
G2050	6899893	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	15	10	2	EA		\$4,750.00	\$7,514.26	\$15,029		
G2050	6899898	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	13	12	18500	SF		\$3.50	\$5.54	\$102,431		
G2050	6899895	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	13	12	14000	SF		\$3.50	\$5.54	\$77,516		
G2050	6899897	Playfield Surfaces, Chips Wood, 3" Depth, Replace	3	3	0	7500	SF		\$1.00	\$3.76	\$28,230	\$28,230	
G2050	6899910	Play Structure, Multipurpose, Medium, Replace	20	12	8	1	EA		\$20,000.00	\$97,099.00	\$97,099		
G2050	6899916	Play Structure, Multipurpose, Small, Replace	20	12	8	1	EA		\$10,000.00	\$48,549.50	\$48,550		
G2050	6899912	Play Structure, Swing Set, 4 Seats, Replace	20	12	8	3	EA		\$2,500.00	\$6,682.38	\$20,047		
G2060	6899915	Picnic Table, Wood/Composite/Fiberglass, Replace	20	10	10	28	EA		\$600.00	\$949.17	\$26,577		
G2060	6899924	Fences & Gates, Fence, Chain Link 6', Replace	40	24	16	2600	LF		\$21.00	\$33.22	\$86,374		

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Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2030
G2060	6899905	Signage, Property, Pylon Standard, Replace/Install	20	13	7	1	EA	\$9,500.00	\$15,028.53	\$15,029		
G2080	6899908	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20	12	8	105000	SF	\$1.00	\$1.58	\$166,105		
G2080	6899927	Landscaping, Sod at Eroded Areas, Repair	0	0	0	2200	SF	\$1.00	\$1.58	\$3,473	\$3,473	
P2030	6899887	Engineering Study, Civil, Site Drainage, Evaluate/Report	0	0	0	1	EA	\$7,000.00	\$11,073.65	\$11,074	\$11,074	
Totals, Unescalated											\$47,522	\$50,540
Totals, Escalated (3.0% inflation, compounded annually)											\$47,522	\$52,060

* Markup has been included in unit costs.