

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

Fallbrook Union Elementary School District
321 North Iowa Street
Fallbrook, California 92028

DLR Group, Inc.
1650 Spruce Street, Suite 300
Riverside, California 92507



La Paloma
300 Heald Lane
Fallbrook, California 92028

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	School campus
Number of Buildings	8
Main Address	300 Heald Lane, Fallbrook, California 92028
Site Developed	1968 Renovated 2003
Site Area	10.47 acres (estimated)
Parking Spaces	68 total spaces all in open lots; 4 of which are accessible
Outside Occupants / Leased Spaces	None
Date(s) of Visit	August 1, 2022
Management Point of Contact	Kevin Fleming / DLR Group 951.682.0470 kffleming@dlrgroup.com
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AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The La Paloma School was originally constructed in 1968. The majority of the school buildings have underwent partial or complete renovations in 2003.

Architectural

The school buildings consist of bricks frame construction on concrete slabs with integral footings. Some of the buildings are modular type portables acquired in 1997. In general, the structures appear to be sound, with no significant areas of settlement or structural-related deficiencies observed. The exterior envelope systems and components were observed to be performing adequately at most of the buildings. Issues with the building envelope, such as roof leaks, were primarily observed at some buildings. Interior finishes vary in age and have been well maintained throughout the facilities. Finishes have been replaced as needed and are anticipated for lifecycle replacement based on useful life and normal wear.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The majority of the MEPF systems and components were replaced during the 2003 renovation and has been well-maintained since that time. Most of the HVAC package units (RTU) are nearing the end of their anticipated lifecycles. The MEPF infrastructure itself is generally in fair working condition with no major expenditures anticipated in the short term.

In general, the plumbing systems are adequate to serve the school buildings, with equipment and fixtures updated as needed. The domestic hot water service at the buildings is served by individual water heater units. Lifecycle replacement of original domestic water and sanitary sewer systems is anticipated for all buildings.

Some of the electrical service equipment and systems are original, with some upgrade equipment were completed during 2003 renovation. All electrical systems are anticipated for lifecycle replacement for all buildings. Interior lighting consists mainly of T-8 linear fluorescent and CFL fixtures and lamps, with LED upgrades in some areas.

Site

In general, the sites have been well maintained. The majority of the sites contain moderate to heavy landscaping, which are served by in-ground irrigation systems. The asphalt paved parking areas and drive aisles are well maintained as a result of frequent sealing and striping. A significant portion of the site lighting has been upgraded to LED, and it is recommended that the remaining lighting is upgraded to improve energy efficiency. A section of sanitary sewer line at building 57-58 is problematic and requires an additional study and repairs.

Recommended Additional Studies

The plumbing system in portables 57-58 is in poor condition. A clogged plumbing was reported to be a problematic. 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

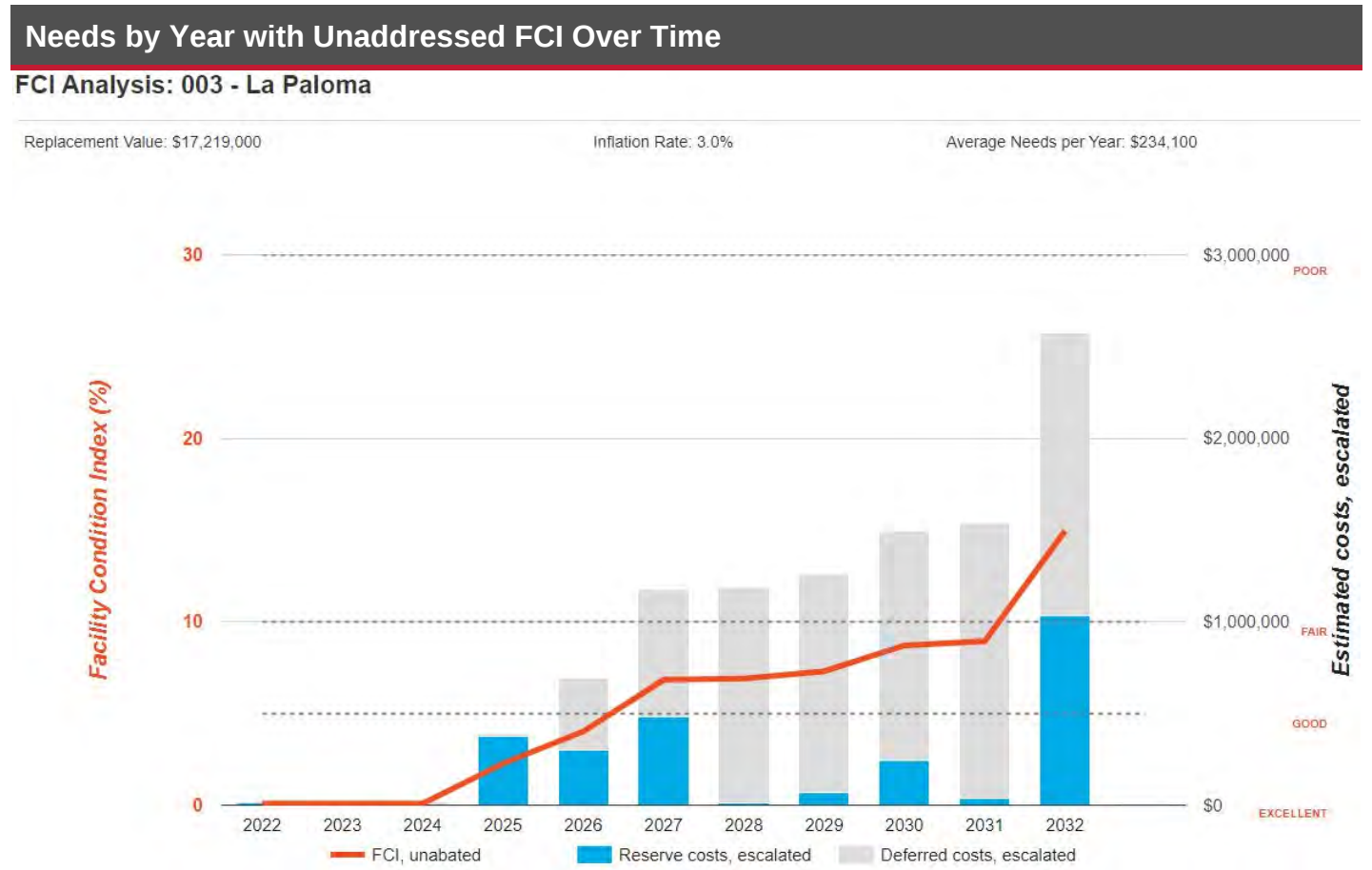
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has 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
Building A (1968)	\$425	3,600	\$1,530,000	0.0%	3.8%	8.2%	21.3%
Building B (1968)	\$425	3,200	\$1,360,000	0.2%	4.3%	9.5%	16.9%
Building C (1968)	\$425	9,100	\$3,867,500	0.1%	1.9%	6.3%	14.3%
Building D (1968)	\$425	9,100	\$3,867,500	0.0%	1.9%	6.2%	10.8%
Building E (1968)	\$425	9,100	\$3,867,500	0.0%	1.8%	6.2%	10.8%
Kitchen building (1968)	\$425	600	\$255,000	0.0%	0.0%	2.7%	12.8%
MPR Pavilion (1968)	\$425	4,000	\$1,700,000	0.0%	2.8%	6.8%	15.3%
Portables F (1997)	\$425	6,250	\$2,656,250	0.4%	0.4%	3.0%	9.7%

Campus Level FCI:

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



Similar graphs for the FCI and needs of each individual building over time are included in the separate report sections that follow.



Immediate Needs

Facility/Building	Total Items	Total Cost
003 - La Paloma / Building B	1	\$2,400
003 - La Paloma / Building C	1	\$2,400
003 - La Paloma / Portables F	2	\$10,000
003 - La Paloma / Site	1	\$10,600
Total	5	\$25,400

Building B

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
4113190	Roof	B3010	Roofing, any type, Repairs per Man-Day, Repair	Poor	Performance/Integrity	\$2,400
Total (1 items)						\$2,400

Building C

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
4112695	Roof	B3010	Roofing, any type, Repairs per Man-Day, Repair	Poor	Performance/Integrity	\$2,400
Total (1 items)						\$2,400

Portables F

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
4113015	Roof-57-58	B3010	Roofing, any type, Repairs per Man-Day, Repair	Poor	Performance/Integrity	\$2,400
4113013	Restroom	P2030	Engineering Study, Plumbing, Sanitary Sewer System, Evaluate/Report	NA	Performance/Integrity	\$7,600
Total (2 items)						\$10,000

Site

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
4112867	Parking lot	G2020	Parking Lots, Pavement, Asphalt, Repair	Poor	Performance/Integrity	\$10,600
Total (1 items)						\$10,600

Key Findings



Exterior Walls in Poor condition.

Wood Siding
Building B 003 - La Paloma Building Exterior

Uniformat Code: B2010
Recommendation: **Replace in 2023**

Priority Score: **89.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,600

\$\$\$\$

Deteriorated wall areas, repair is required. - AssetCALC ID: 4113204



Roofing in Poor condition.

any type, Repairs per Man-Day
Building B 003 - La Paloma Roof

Uniformat Code: B3010
Recommendation: **Repair in 2022**

Priority Score: **88.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,400

\$\$\$\$

Isolated areas of deteriorated roof finishes, repair is required. - AssetCALC ID: 4113190



Roofing in Poor condition.

any type, Repairs per Man-Day
Building C 003 - La Paloma Roof

Uniformat Code: B3010
Recommendation: **Repair in 2022**

Priority Score: **88.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,400

\$\$\$\$

Isolated areas of deteriorated roof finishes, repair is required. - AssetCALC ID: 4112695



Roofing in Poor condition.

any type, Repairs per Man-Day
Portables F 003 - La Paloma Roof-57-58

Uniformat Code: B3010
Recommendation: **Repair in 2022**

Priority Score: **88.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,400

\$\$\$\$

Roof leaks were reported throughout, repair is required. - AssetCALC ID: 4113015



Parking Lots in Poor condition.

Pavement, Asphalt
Site 003 - La Paloma Parking lot

Uniformat Code: G2020
Recommendation: **Repair in 2022**

Priority Score: **84.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$10,600

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Isolated areas of alligator asphalt surface, repair is required. - AssetCALC ID: 4112867



Recommended Follow-up Study: Plumbing, Sanitary Sewer System

Plumbing, Sanitary Sewer System
Portables F 003 - La Paloma Restroom

Uniformat Code: P2030
Recommendation: **Evaluate/Report in 2022**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$7,600

\$\$\$\$

Continual clogged plumbing was reported in this building. 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: 4113013

Pole Light Fixture w/ Lamps

any type 20' High, w/ LED Replacement, 1000 W
Site 003 - La Paloma Parking lot

Uniformat Code: G4050
Recommendation: **Install in 2023**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$22,900

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Parking lot light poles are missing. - AssetCALC ID: 4131311

Fire Suppression System

Full System Install/Retrofit, Medium Density/Complexity
Building A 003 - La Paloma Throughout building

Uniformat Code: D4010
Recommendation: **Renovate in 2026**

Priority Score: **60.6**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$19,600

\$\$\$\$

Building lacks fire suppression system - AssetCALC ID: 4130100

Fire Suppression SystemPriority Score: **60.6**

Full System Install/Retrofit, Medium
Density/Complexity
Building B 003 - La Paloma Throughout
building

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$17,500

Uniformat Code: D4010
Recommendation: **Renovate in 2026**

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Building lacks fire suppression system - AssetCALC ID: 4130101

Fire Suppression SystemPriority Score: **60.6**

Full System Install/Retrofit, Medium
Density/Complexity
Kitchen building 003 - La Paloma Throughout
building

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$3,300

Uniformat Code: D4010
Recommendation: **Renovate in 2026**

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Building lacks fire suppression system - AssetCALC ID: 4130105

Fire Suppression SystemPriority Score: **60.6**

Full System Install/Retrofit, Medium
Density/Complexity
Building D 003 - La Paloma Throughout
building

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$49,600

Uniformat Code: D4010
Recommendation: **Renovate in 2026**

\$\$\$\$

Building lacks fire suppression system - AssetCALC ID: 4130103

Fire Suppression SystemPriority Score: **60.6**

Full System Install/Retrofit, Medium
Density/Complexity
Portables F 003 - La Paloma Throughout
building

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$34,100

Uniformat Code: D4010
Recommendation: **Renovate in 2026**

\$\$\$\$

Building lacks fire suppression system - AssetCALC ID: 4130107

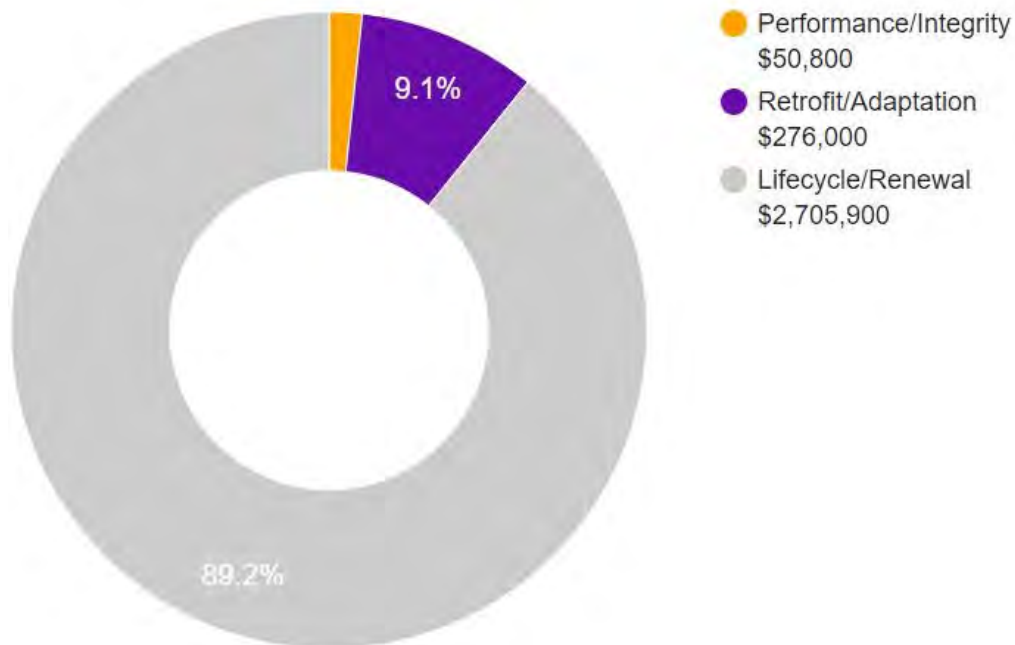
Plan Types

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

Plan Type Descriptions

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

Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$3,032,700

2. Building A



Building A: Systems Summary

Address	300 Heald Lane, Fallbrook, California 92028	
Constructed/Renovated	1968 / 2003	
Building Size	3,600 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with wood roof deck supported by wood and concrete slab wall footing foundation system	Good
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board, Wallpaper, and Unfinished Floors: Carpet, VCT, Vinyl sheeting, and unfinished concrete Ceilings: Painted gypsum board, and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Gas water heater Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units Supplemental components: Exhaust fans	Fair

Building A: Systems Summary

Fire Suppression	Fire extinguishers only	Fair
Electrical	Source and Distribution: Main switchboard, panels with copper wiring Interior Lighting: LED, linear fluorescent, and incandescent 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.	
Key Issues and Findings	Building lacks fire suppression	

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	-	-	\$24,662	\$7,624	\$36,293	\$68,579
Roofing	-	-	-	\$49,753	-	\$49,753
Interiors	-	-	\$21,245	\$47,487	\$58,525	\$127,257
Plumbing	-	-	\$19,789	\$5,277	\$94,617	\$119,683
HVAC	-	-	\$38,262	-	\$23,762	\$62,024
Fire Protection	-	-	\$22,102	-	-	\$22,102
Electrical	-	-	-	\$23,752	\$123,466	\$147,218
Fire Alarm & Electronic Systems	-	-	-	\$36,564	-	\$36,564
Equipment & Furnishings	-	-	-	\$29,826	\$13,479	\$43,305
Site Utilities	-	-	-	-	\$7,919	\$7,919
TOTALS (3% inflation)	-	-	\$126,100	\$200,300	\$358,100	\$684,500

3. Building B



Building B: Systems Summary

Address	300 Heald Lane, Fallbrook, California 92028	
Constructed/Renovated	1968 / 2003	
Building Size	3,200 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Modular buildings	Good
Façade	Primary Wall Finish: Wood siding Windows: Aluminum	Fair
Roof	Flat construction with modified bituminous finish	Fair
Interiors	Walls: Vinyl walls Floors: Carpet Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: None Fixtures: Toilet, and sink in all restrooms	Fair
HVAC	Non-Central System: Packaged units Supplemental components: Heat pumps	Fair

Building B: Systems Summary

Fire Suppression	Fire extinguishers only	Fair
Electrical	Source and Distribution: Main panels with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
Fire Alarm	Fire 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.	
Key Issues and Findings	Building lacks fire suppression, exterior wall repair, roof repair	

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	-	\$1,685	\$20,108	-	\$51,198	\$72,991
Roofing	\$2,400	-	-	\$46,918	-	\$49,318
Interiors	-	-	\$30,354	\$17,966	\$64,212	\$112,532
Plumbing	-	-	-	-	\$10,202	\$10,202
HVAC	-	-	\$54,359	-	\$10,877	\$65,236
Fire Protection	-	-	\$19,646	-	-	\$19,646
Electrical	-	-	-	\$21,112	\$110,186	\$131,298
Fire Alarm & Electronic Systems	-	-	-	\$14,074	-	\$14,074
Equipment & Furnishings	-	-	-	\$828	\$17,442	\$18,270
Site Utilities	-	-	-	\$3,518	-	\$3,518
TOTALS (3% inflation)	\$2,400	\$1,700	\$124,500	\$104,500	\$264,200	\$497,300

4. Building C



Building C: Systems Summary

Address	300 Heald Lane, Fallbrook, California 92028	
Constructed/Renovated	1968 / 2003	
Building Size	9,100 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with wood roof deck supported by wood and concrete slab wall footing foundation system	Good
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board, Wallpaper, ceramic tile Floors: Carpet, ceramic tile, and unfinished concrete Ceilings: Painted gypsum board, and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Electric water heater Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units Supplemental components: Exhaust fans	Fair

Building C: Systems Summary

Fire Suppression	Fire extinguishers only	Fair
Electrical	Source and Distribution: Main panels with copper wiring Interior Lighting: Linear fluorescent, and incandescent Emergency Power:	Fair
Fire Alarm	Fire 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.	
Key Issues and Findings	Building lacks fire suppression, roof repair	

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	-	-	\$24,662	-	\$48,744	\$73,406
Roofing	\$2,400	-	-	\$133,425	-	\$135,825
Interiors	-	-	\$86,885	\$31,340	\$219,333	\$337,558
Plumbing	-	-	\$695	\$4,270	\$39,341	\$44,306
HVAC	-	-	\$71,520	\$34,308	\$60,067	\$165,895
Fire Protection	-	-	\$55,870	-	-	\$55,870
Electrical	-	-	-	\$60,040	\$308,121	\$368,161
Fire Alarm & Electronic Systems	-	-	-	\$26,684	-	\$26,684
Equipment & Furnishings	-	-	-	\$21,112	\$9,243	\$30,355
Site Utilities	-	-	-	\$7,036	-	\$7,036
TOTALS (3% inflation)	\$2,400	-	\$239,700	\$318,300	\$684,900	\$1,245,300

5. Building D



Building D: Systems Summary

Address	300 Heald Lane, Fallbrook, California 92028	
Constructed/Renovated	1968 / 2003	
Building Size	9,100 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with wood roof deck supported by wood and concrete slab wall footing foundation system	Good
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Flat construction with built-up finish	Good
Interiors	Walls: Painted gypsum board, Wallpaper, and ceramic tile Floors: Carpet, and ceramic tile, and unfinished concrete Ceilings: Painted gypsum board, and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Electric water heater Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units Supplemental components: Exhaust fans	Fair

Building D: Systems Summary

Fire Suppression	Fire extinguishers only	Fair
Electrical	Source and Distribution: Main panels with copper wiring Interior Lighting: Linear fluorescent, and incandescent Emergency Power: None	Fair
Fire Alarm	Fire 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.	
Key Issues and Findings	Building lacks fire suppression	

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	-	-	\$24,662	-	\$49,859	\$74,521
Roofing	-	-	-	-	\$243,725	\$243,725
Interiors	-	-	\$86,887	\$31,340	\$226,632	\$344,859
Plumbing	-	-	\$655	\$4,146	\$35,350	\$40,151
HVAC	-	-	\$71,520	\$34,308	\$60,067	\$165,895
Fire Protection	-	-	\$55,870	-	-	\$55,870
Electrical	-	-	-	\$60,040	\$308,121	\$368,161
Fire Alarm & Electronic Systems	-	-	-	\$26,684	-	\$26,684
Equipment & Furnishings	-	-	-	\$21,112	\$9,806	\$30,918
Site Utilities	-	-	-	\$7,036	-	\$7,036
TOTALS (3% inflation)	-	-	\$239,600	\$184,700	\$933,600	\$1,357,900

6. Building E



Building E: Systems Summary

Address	300 Heald Lane, Fallbrook, California 92028	
Constructed/Renovated	1968 / 2003	
Building Size	9,100 SF	
Number of Stories	1	
System	Description	Condition
Structure	Masonry bearing walls with wood roof deck supported by wood and concrete slab wall footing foundation system	Good
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Flat construction with built-up finish	Good
Interiors	Walls: Painted gypsum board, Wallpaper, and ceramic tile Floors: Carpet, ceramic tile, and unfinished concrete Ceilings: Painted gypsum board, and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Electric water heater Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units Supplemental components: Exhaust fans	Fair

Building E: Systems Summary

Fire Suppression	Fire extinguishers only	Fair
Electrical	Source and Distribution: Main panels with copper wiring Interior Lighting: Linear fluorescent, and incandescent Emergency Power: None	Fair
Fire Alarm	Fire 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.	
Key Issues and Findings	Building lacks fire suppression	

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	-	-	\$24,662	-	\$49,859	\$74,521
Roofing	-	-	-	-	\$236,626	\$236,626
Interiors	-	-	\$86,887	\$31,340	\$220,383	\$338,610
Plumbing	-	-	-	\$4,146	\$35,099	\$39,245
HVAC	-	-	\$71,520	\$34,308	\$61,870	\$167,698
Fire Protection	-	-	\$55,870	-	-	\$55,870
Electrical	-	-	-	\$60,040	\$308,121	\$368,161
Fire Alarm & Electronic Systems	-	-	-	\$26,684	-	\$26,684
Equipment & Furnishings	-	-	-	\$21,112	\$9,806	\$30,918
Site Utilities	-	-	-	\$7,036	-	\$7,036
TOTALS (3% inflation)	-	-	\$239,000	\$184,700	\$921,800	\$1,345,500

7. Kitchen Building



Kitchen Building: Systems Summary

Address	300 Heald Lane, Fallbrook, California 92028	
Constructed/Renovated	1968 / 2003	
Building Size	600 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Modular building	Good
Façade	Primary Wall Finish: Wood siding Windows: Aluminum	Fair
Roof	Flat construction with metal finish	Fair
Interiors	Walls: Laminated paneling (FRP) Floors: Vinyl sheeting Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Electric water heater Fixtures: Toilets, and sink in all restrooms	Fair
HVAC	Non-Central System: Heat pump	Good

Kitchen Building: Systems Summary

Fire Suppression	Fire extinguishers only	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
Fire Alarm	Fire 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.	
Key Issues and Findings	Building lacks fire suppression	

Kitchen Building: 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	-	-	\$3,225	-	\$12,377	\$15,602
Roofing	-	-	-	-	\$14,486	\$14,486
Interiors	-	-	-	\$5,978	\$32,449	\$38,427
Plumbing	-	-	-	\$1,171	\$13,638	\$14,809
HVAC	-	-	-	-	\$10,707	\$10,707
Fire Protection	-	-	\$3,683	-	-	\$3,683
Electrical	-	-	-	\$3,957	\$3,399	\$7,356
Fire Alarm & Electronic Systems	-	-	-	\$1,759	-	\$1,759
Equipment & Furnishings	-	-	-	\$12,742	-	\$12,742
Site Utilities	-	-	-	\$1,171	-	\$1,171
TOTALS (3% inflation)	-	-	\$7,000	\$26,800	\$87,100	\$120,900

8. MPR Pavilion



MPR Pavilion: Systems Summary

Address	300 Heald Lane, Fallbrook, California 92028	
Constructed/Renovated	1968 / 2003	
Building Size	4,000 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with wood roof deck supported by wood and concrete slab wall footing foundation system	Good
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Flat construction with modified bituminous finish	Fair
Interiors	Walls: Wallpapers Floors: Carpet Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Electric water heater Fixtures: Toilets, and sink in all restrooms	Fair
HVAC	Non-Central System: Packaged units Supplemental components: Exhaust fans	Fair

MPR Pavilion: Systems Summary

Fire Suppression	Fire extinguishers only	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent, and incandescent Emergency Power: None	Fair
Fire Alarm	Fire 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.	
Key Issues and Findings	Building lacks fire suppression	

MPR Pavilion: 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	-	-	\$17,679	-	\$29,878	\$47,557
Roofing	-	-	-	\$58,648	-	\$58,648
Interiors	-	-	\$25,786	\$12,525	\$66,409	\$104,720
Plumbing	-	-	\$655	\$2,072	\$12,079	\$14,806
HVAC	-	-	\$46,490	\$17,594	\$27,195	\$91,279
Fire Protection	-	-	\$24,558	-	-	\$24,558
Electrical	-	-	-	\$26,391	\$137,128	\$163,519
Fire Alarm & Electronic Systems	-	-	-	\$11,729	-	\$11,729
Equipment & Furnishings	-	-	-	\$15,834	-	\$15,834
Site Utilities	-	-	-	\$7,036	-	\$7,036
TOTALS (3% inflation)	-	-	\$115,200	\$151,900	\$272,700	\$539,800

9. Portables F



Portables F: Systems Summary

Address	300 Heald Lane, Fallbrook, California 92028	
Constructed/Renovated	1997 / 2019	
Building Size	6,250 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Modular buildings	Good
Façade	Primary Wall Finish: Wood Windows: Aluminum	Fair
Roof	Primary: Flat construction with metal finish Secondary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Vinyl, and Laminated paneling (FRP) Floors: Carpet, and Vinyl sheeting Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Electric water heater Fixtures: Toilets, and sinks in all restrooms	Fair
HVAC	Non-Central System: Heat pumps Supplemental components: None	Good

Portables F: Systems Summary

Fire Suppression	Fire extinguishers only	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
Fire Alarm	Fire 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.	
Key Issues and Findings	Building lacks fire suppression, roof repair, plumbing issue	

Portables 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	-	-	\$31,112	-	\$121,231	\$152,343
Roofing	\$2,400	-	-	\$30,510	-	\$32,910
Interiors	-	-	-	\$77,837	\$130,994	\$208,831
Plumbing	-	-	\$821	\$1,658	\$23,883	\$26,362
HVAC	-	-	-	\$7,164	\$56,694	\$63,858
Fire Protection	-	-	\$38,371	-	-	\$38,371
Electrical	-	-	-	\$41,236	\$3,399	\$44,635
Fire Alarm & Electronic Systems	-	-	-	-	\$29,165	\$29,165
Equipment & Furnishings	-	-	-	\$18,473	-	\$18,473
Site Utilities	-	-	-	\$5,277	-	\$5,277
Follow-up Studies	\$7,637	-	-	-	-	\$7,637
TOTALS (3% inflation)	\$10,100	-	\$70,400	\$182,200	\$365,400	\$628,100

10. Site Summary



Site Information

System	Description	Condition
Pavement/Flatwork	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Property entrance signage; chain link Metal tube fencing. Playgrounds and sports fields and courts Heavily furnished with picnic tables, and trash receptacles	Fair
Landscaping and Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation present No 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: None Building-mounted: LED, and incandescent	Fair
Ancillary Structures	Storage sheds	Fair
Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix D.	
Key Issues and Findings	Severe alligator cracking and potholes, inadequate site lighting	

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
Structure	-	-	-	-	-	-
Roofing	-	-	-	\$81,960	-	\$81,960
Special Construction & Demo	-	-	-	-	\$3,380	\$3,380
Site Pavement	\$10,637	-	\$17,434	\$20,211	\$243,937	\$292,219
Site Development	-	-	\$11,055	\$337,042	\$392,141	\$740,238
Site Utilities	-	\$23,598	-	-	-	\$23,598
TOTALS (3% inflation)	\$10,700	\$23,600	\$28,500	\$439,300	\$639,500	\$1,141,600

11. Property Space Use and Observed Areas

Areas Observed

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

Key Spaces Not Observed

All key areas of the property were accessible and observed.

12. 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 1968 with major renovation over time with most recent in 2003 and adding portables buildings in 1997 and 2019.

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

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

13. 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.

14. 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 and 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.

15. Certification

DLR Group (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of La Paloma, 300 Heald Lane, Fallbrook, California 92028, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

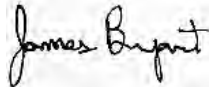
The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry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

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

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

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

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16. Appendices

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

Appendix A:

Photographic Record

Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - KITCHEN BUILDING



6 - EXTERIOR STAIRS

Photographic Overview



7 - EXTERIOR RAMPS



8 - COURT YARD AREA



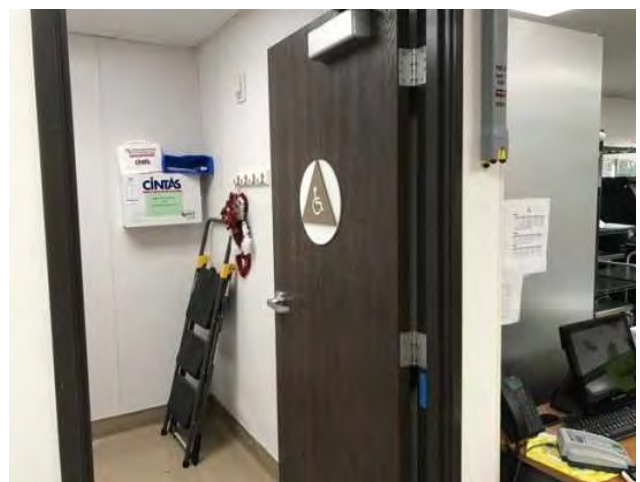
9 - LUNCH SHELTER



10 - EXTERIOR DOORS



11 - EXTERIOR DOOR



12 - INTERIOR DOOR

Photographic Overview



13 - ROOFING



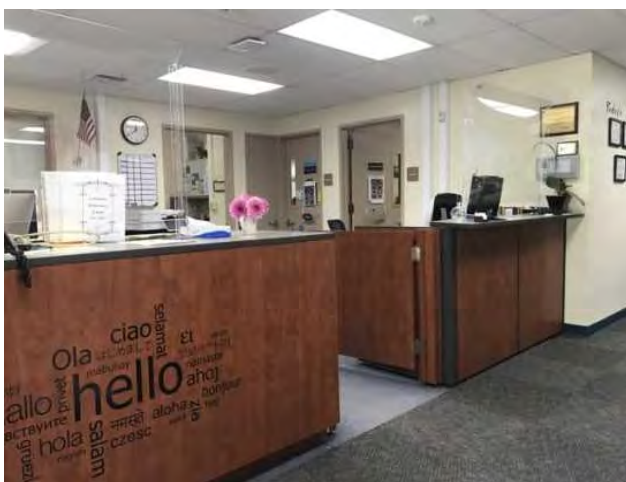
14 - ROOFING



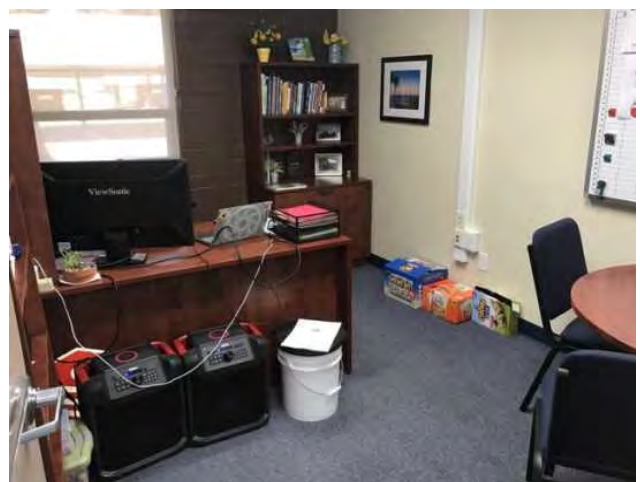
15 - ROOFING



16 - LEAKING ROOF



17 - FRONT OFFICE



18 - OFFICE

Photographic Overview



19 - TEACHER ROOM



20 - MPR PAVILION



21 - LIBRARY



22 - CLASSROOM



23 - CLASSROOM



24 - CLASSROOM

Photographic Overview



25 - SINK, FAUCET HANDLES AND ACCESSORIES



26 - SINK/LAVATORY



27 - TOILET STALL OVERVIEW



28 - URINALS



29 - ROOFTOP PACKAGED UNIT



30 - ROOFTOP PACKAGED UNIT

Photographic Overview



31 - EXHAUST FANS



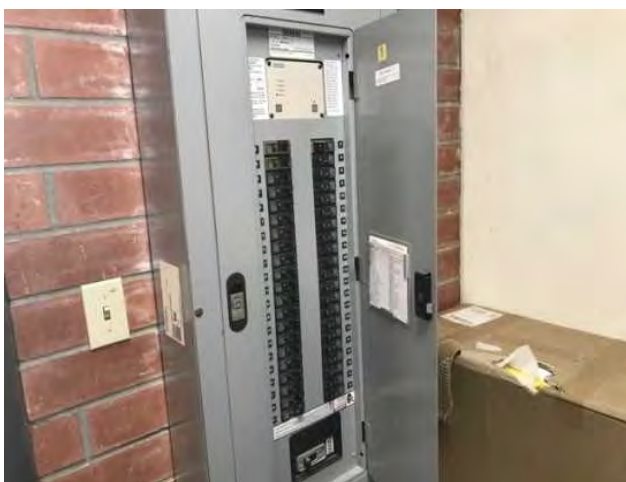
32 - HEAT PUMPS



33 - WATER HEATER



34 – ELECTRICAL SWITCHBOARD



35 – ELECTRICAL DISTRIBUTION PANEL



36 - FIRE ALARM PANEL

Photographic Overview



37 - FOODSERVICE EQUIPMENT



38 - FENCES AND GATES



39 - PARKING LOTS



40 - PLAYGROUND



41 - PLAY STRUCTURE



42 - LANDSCAPING

Appendix B:

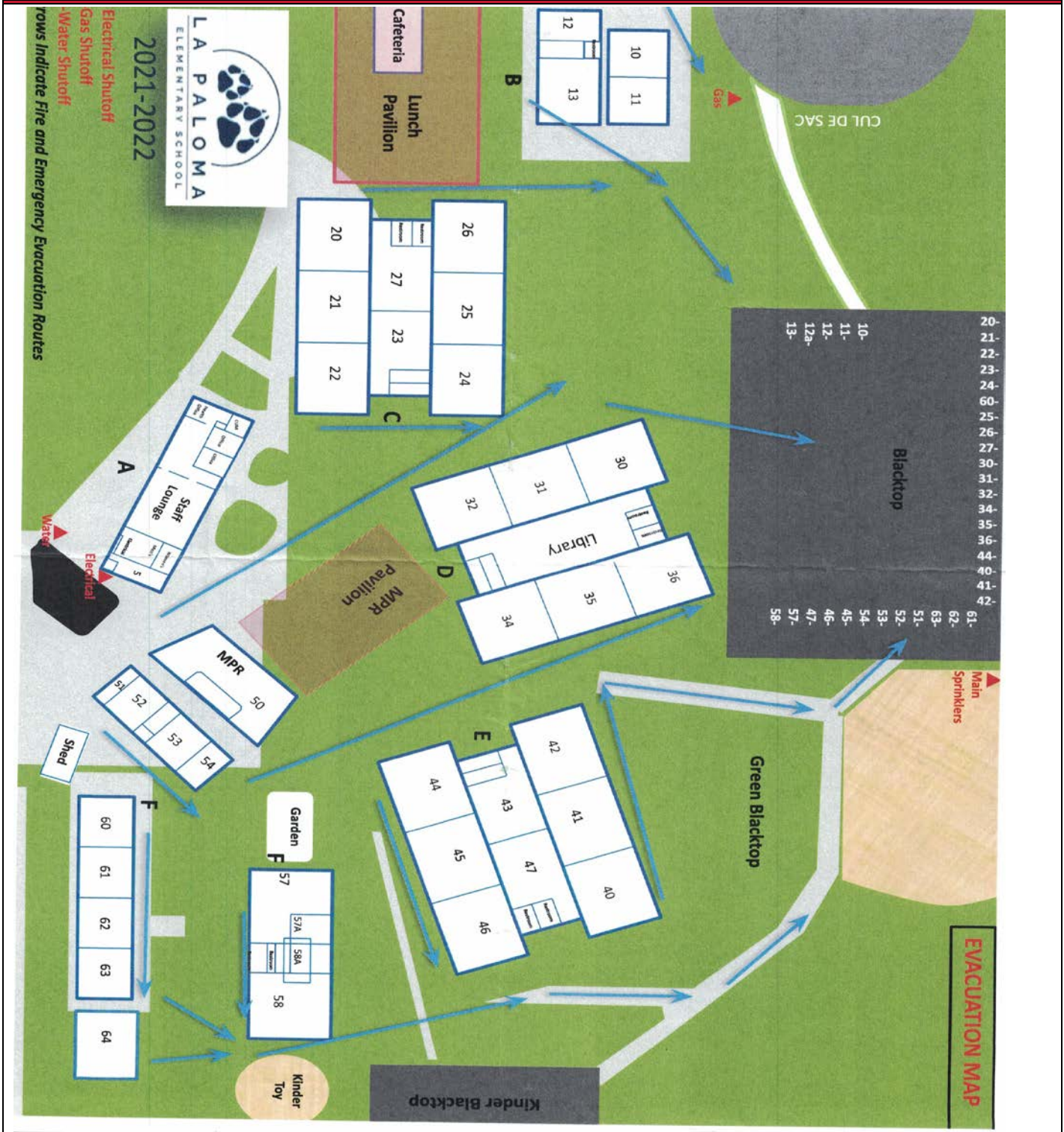
Site and Floor Plans

Aerial Site Plan



 BUREAU VERITAS	Project Number	Project Name	
	156879.22R000-003.017	La Paloma	
	Source	On-Site Date	
	Google	August 1, 2022	

Floor Plan



 	Project Number	Project Name	
	154554.22R000-003.017	La Paloma	
	Source	On-Site Date	
	Client Supplied	August 1, 2022	

Appendix C:

Pre-Survey Questionnaire

BV Facility Condition Assessment: Pre-Survey Questionnaire



Building / Facility Name: La Paloma Elementary
Name of person completing form: Bryson Bickler
Title / Association with property: Director of FAC
Length of time associated w/ property: 3 yrs
Date Completed: 6.15.22
Phone Number: 760-731-5436
Method of Completion: Choose an item.

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 / renovated	1970 --- Modernization in 2003		
2	Building size in SF	Approx 44,950		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade		Much is brick.
		Roof		60's relocatables completed summer of 2019. 30's and 40's building, rock roof added approx 20 yrs ago
		Interiors	2003	Tackable wall surface, ceiling tiles, sinks/counters, carpet
		HVAC	2003	Modernization
		Electrical	2003	Modernization
		Elevator	N/A	
		Fire & Life Safety	2003	Modernization
		Site Pavement	2003	Modernization
		Accessibility	2003	Modernization --- some upgrades for DSA projects since.
Question		Response		

BV Facility Condition Assessment: Pre-Survey Questionnaire

4	List other significant capital improvements (focus on recent years; provide approximate date).	5 Relocatable rooms added in 1997 (60-63) 1 Relocatable room 64 added in 2020
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	A/C Units are at end of life and due to be replaced. There is no official budget for this just yet -- but should be noted on the master plan.
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	We have drainage issues in front of 57/58 relocatables where water backs up into the building at times.

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?		X			
8	Are there any wall, window, basement or roof leaks?	X				Sporadic roof leaks. And, corner of 20's building overhang.
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?			X		
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?	X				Occasional root intrusion on main-line from old trees.
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?			X		
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?			X		
14	Is the electrical service outdated, undersized, or otherwise problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			LED's added already.
16	Is there any specialized equipment or system associated with this building? Please describe.		X			
17	Is site/parking drainage inadequate, with excessive ponding or other problems?	X				Parking is inadequate — difficult site to get in and out of.

BV Facility Condition Assessment: Pre-Survey Questionnaire



18	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?			X		
19	ADA: Has an accessibility study been performed at the site? If so, indicate when.	X				2003 modernization.....periodically since based on path of travel to projects.
20	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?				X	
21	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?		X			

Appendix D: Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: 003 - La Paloma

BV Project Number: 156879.22R000 - 003.017

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

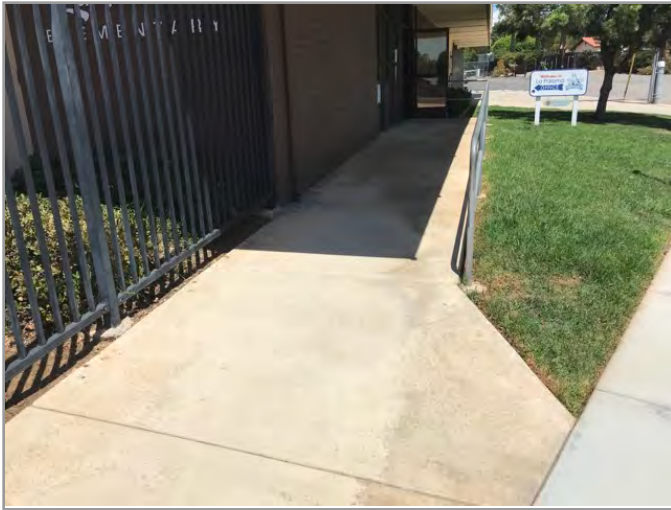


2ND AREA OF ACCESSIBLE PARKING

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 RAMP



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

Abbreviated Accessibility Checklist

Building Entrances



ACCESSIBLE ENTRANCE



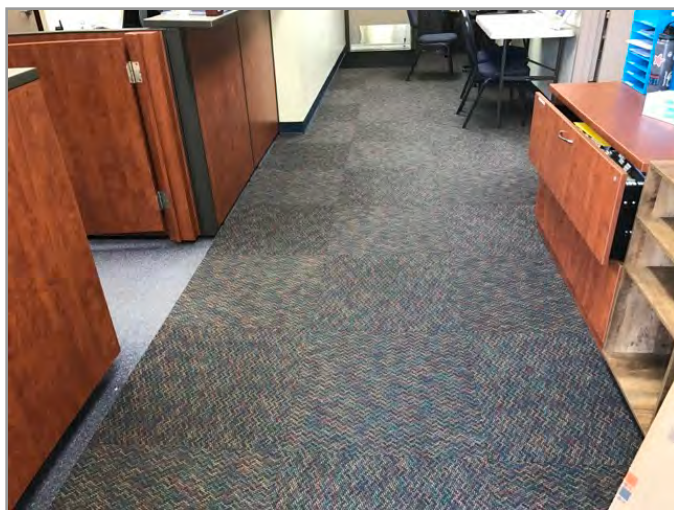
ADDITIONAL ENTRANCE

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 ?	✗			

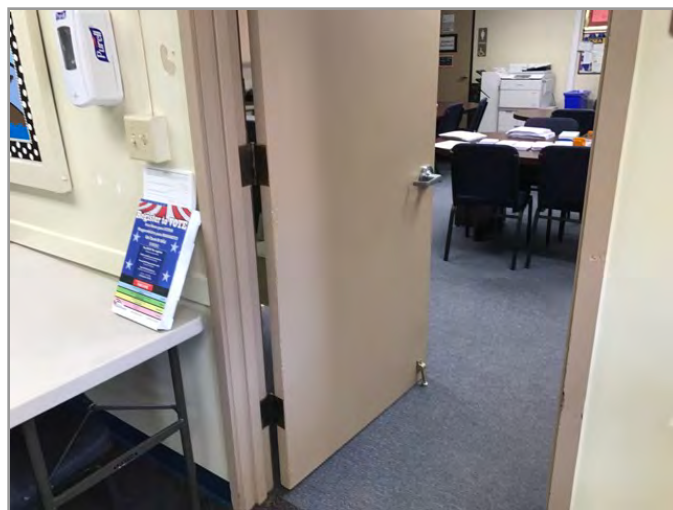
7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?			×	
8	Do thresholds at accessible entrances appear to have a compliant height ?	×			

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



SINK CLEARANCE



KITCHEN PATH OF TRAVEL

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

Appendix E:

Component Condition Report

Component Condition Report | 003 - La Paloma / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1020	Lunch shelter	Good	Roof Structure, Pitched, Steel Medium/Heavy Gauge Steel Beams	8,600 SF	40	4112869
Roofing						
B3010	Roof-courtyard	Fair	Roofing, Metal	4,300 SF	25	4112907
B3010	Roof-lunch shelter	Good	Roofing, Metal	4,300 SF	10	4112894
Special Construction & Demo						
F1020	Site	Fair	Shade Structure, Wood Framed, Basic	75 SF	17	4112897
Pedestrian Plazas & Walkways						
G2020	Parking lot	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	32,500 SF	3	4112900
G2020	Parking lot	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	32,500 SF	15	4112885
G2020	Parking lot	Poor	Parking Lots, Pavement, Asphalt, Repair	1,500 SF	0	4112867
G2030	Sidewalk	Fair	Sidewalk, Concrete, Large Areas	13,500 SF	22	4112893
Athletic, Recreational & Playfield Areas						
G2050	Playground	Poor	Play Structure, Swing Set, 4 Seats	2	2	4112868
G2050	Basketball	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	13,500 SF	3	4112899
G2050	Playground	Poor	Play Structure, Multipurpose, Very Small	1	2	4112872
G2050	Playground	Good	Playfield Surfaces, Chips Wood, 3" Depth	3,200 SF	3	4112865
G2050	Playground	Poor	Play Structure, Multipurpose, Small	1	2	4112876
G2050	Basketball	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	13,500 SF	15	4112875
G2050	Basketball court	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	14	12	4112905
Sitework						
G2060	Site	Fair	Fences & Gates, Fence, Metal Tube 6'	260 LF	25	4112874
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	1,100 LF	17	4112882
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	36	10	4112896
G2060	Site	Fair	Signage, Property, Building or Pole-Mounted, Replace/Install	2	10	4112873
G2080	Landscaping	Fair	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	185,000 SF	10	4112891
G4050	Parking lot	NA	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 1000 W, Install	5	1	4131311

Component Condition Report | 003 - La Paloma / Building A

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	5,500 SF	5	4113081
B2010	Building Exterior	Fair	Curtain Wall, Aluminum-Framed System, Refinish	1,500 SF	5	4113073
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	4	10	4113060

Component Condition Report | 003 - La Paloma / Building A

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	3	16	4113090
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	3,600 SF	8	4113084
Interiors						
C1030	Throughout building	Fair	Door Hardware, School, per Door	21	13	4113056
C1030	Throughout building	Fair	Interior Door, Wood	14	15	4113086
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	3,100 SF	10	4113087
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	6	12	4113088
C2010	Throughout building	Fair	Wall Finishes, Wallpaper	5,500 SF	9	4113064
C2010	Restrooms	Fair	Wall Finishes, any surface, Prep & Paint	900 SF	5	4113091
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	1,300 SF	7	4113075
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	1,900 SF	5	4113083
C2030	Restrooms	Fair	Flooring, Vinyl Sheeting	600 SF	7	4113085
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	600 SF	5	4113067
Plumbing						
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	6	13	4113057
D2010	Restrooms	Fair	Urinal, Waterless	2	13	4113089
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	3	10	4113082
D2010	Utility closet	Fair	Water Heater, Gas, Commercial (200 MBH)	1	3	4113066
D2010	Throughout	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	3,600 SF	14	4128525
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	6	14	4113078
HVAC						
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [A-2]	1	3	4113061
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [A-MDF]	1	3	4113065
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [A-3]	1	3	4113062
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	3,600 SF	14	4113058
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	2	3	4113068
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	4	3	4113077
Fire Protection						
D4010	Throughout building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	3,600 SF	4	4130100
Electrical						
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	12	4113072
D5020	Building exterior	Fair	Switchboard, 120/208 V	1	22	4113070
D5020	Throughout building	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	3,600 SF	18	4113059
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	3,600 SF	10	4113074

Component Condition Report | 003 - La Paloma / Building A

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Alarm & Electronic Systems						
D7050	Electrical room	Fair	Fire Alarm Panel, Fully Addressable	1	4	4113080
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	3,600 SF	10	4113076
Equipment & Furnishings						
E1060	Kitchen	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	7	4113069
E2010	Throughout building	Fair	Casework, Countertop, Solid Surface	70 LF	16	4113079
E2010	Throughout building	Fair	Casework, Cabinetry, Hardwood Standard	70 LF	8	4113063
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	12	14	4113092

Component Condition Report | 003 - La Paloma / Building B

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	5,300 SF	5	4113179
B2010	Building Exterior	Poor	Exterior Walls, Wood Siding	150 SF	1	4113204
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	10	14	4113180
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 28-40 SF	4	15	4113201
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	3	22	4113205
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	3,200 SF	10	4113188
B3010	Roof	Poor	Roofing, any type, Repairs per Man-Day, Repair	2	0	4113190
Interiors						
C1030	Throughout building	Fair	Door Hardware, School, per Door	6	14	4113202
C1030	Throughout	Fair	Interior Door, Wood	3	15	4113194
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	3,200 SF	12	4113182
C2010	Throughout building	Fair	Wall Finishes, Vinyl	5,200 SF	8	4113183
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	3,200 SF	5	4113189
Plumbing						
D2010	Classrooms	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	3	14	4113186
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	1	15	4113200
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	15	4113178
HVAC						
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted [B-10]	1	3	4113197
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted [B-11]	1	3	4113206
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [B-13]	1	3	4113185

Component Condition Report | 003 - La Paloma / Building B

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Throughout building	Fair	HVAC System, Ductwork, Low Density	3,200 SF	15	4113191
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [B-12]	1	3	4128878
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [B-12]	1	3	4113187
Fire Protection						
D4010	Throughout building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	3,200 SF	4	4130101
Electrical						
D5020	Classrooms	Fair	Distribution Panel, 120/208 V	1	13	4113198
D5020	Throughout building	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	3,200 SF	18	4113203
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	3,200 SF	10	4113196
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	3,200 SF	10	4113192
Equipment & Furnishings						
E1060	Classrooms	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	8	4113181
E2010	Throughout building	Fair	Casework, Countertop, Solid Surface	26 LF	18	4113199
E2010	Throughout building	Fair	Casework, Cabinetry, Hardwood Standard	26 LF	12	4113195
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	6	10	4113184

Component Condition Report | 003 - La Paloma / Building C

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	5,500 SF	5	4112714
B2010	Building Exterior	Fair	Curtain Wall, Aluminum-Framed System, Refinish	1,500 SF	5	4112707
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	14	18	4112718
Roofing						
B3010	Roof	Poor	Roofing, any type, Repairs per Man-Day, Repair	2	0	4112695
B3010	Roof	Fair	Roofing, Modified Bitumen	9,100 SF	10	4112691
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood	8	15	4112701
C1030	Throughout building	Fair	Door Hardware, School, per Door	22	15	4112697
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	7,500 SF	13	4112717
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	5	10	4112704
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	700 SF	18	4112712
C2010	Throughout building	Fair	Wall Finishes, Wallpaper	8,500 SF	8	4112696
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	2,499 SF	5	4112726

Component Condition Report | 003 - La Paloma / Building C

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Restrooms	Fair	Flooring, Ceramic Tile	500 SF	18	4112708
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	8,500 SF	5	4112699
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	600 SF	5	4112715
Plumbing						
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	15	4112698
D2010	Custodian room	Fair	Water Heater, Electric, Residential	1	5	4112692
D2010	Restrooms	Fair	Urinal, Waterless	2	14	4112725
D2010	Custodian room	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	17	4112690
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	8	14	4112719
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	2	9	4112716
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	5	14	4112700
D2010	Restrooms	Fair	Sink/Lavatory, Trough Style, Solid Surface	1	18	4112705
HVAC						
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [C-27]	1	3	4112709
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [C-23]	1	3	4112724
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	9,100 SF	14	4112710
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [C-20]	1	3	4112727
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [C-24]	1	3	4112694
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [C-22]	1	3	4112711
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [C-25]	1	3	4112689
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [C-21]	1	3	4112723
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [C-26]	1	3	4112729
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	7	10	4112721
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	10	4112703
Fire Protection						
D4010	Throughout building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	9,100 SF	4	4130102
Electrical						
D5020	Electrical room	Fair	Distribution Panel, 120/240 V	1	12	4112702
D5020	Throughout building	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	9,100 SF	18	4112693
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	9,100 SF	10	4112706
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	9,100 SF	10	4112720
Equipment & Furnishings						
E2010	Throughout building	Fair	Casework, Countertop, Solid Surface	48 LF	16	4112722
E2010	Throughout building	Fair	Casework, Cabinetry, Hardwood Standard	48 LF	10	4112688

Component Condition Report | 003 - La Paloma / Building C

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	12	10	4112728

Component Condition Report | 003 - La Paloma / Building D

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Curtain Wall, Aluminum-Framed System, Refinish	1,500 SF	5	4112920
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	5,500 SF	5	4112930
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	15	18	4112925
Roofing						
B3010	Roof	Good	Roofing, Built-Up	9,100 SF	19	4112927
Interiors						
C1030	Throughout building	Fair	Door Hardware, School, per Door	22	14	4112935
C1030	Throughout building	Fair	Interior Door, Wood	7	15	4112918
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	9,000 SF	13	4112913
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	5	10	4112915
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	2,500 SF	5	4112914
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	700 SF	18	4112931
C2010	Throughout building	Fair	Wall Finishes, Wallpaper	8,500 SF	8	4112937
C2030	Restrooms	Fair	Flooring, Ceramic Tile	500 SF	18	4112940
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	8,500 SF	5	4112923
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	600 SF	5	4112944
Plumbing						
D2010	Custodian room	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	15	4112924
D2010	Custodian room	Fair	Water Heater, Electric, Residential	1	3	4112932
D2010	Restrooms	Fair	Urinal, Waterless	2	15	4112921
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	2	8	4112911
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	8	15	4112936
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	15	4112934
D2010	Restrooms	Good	Sink/Lavatory, Trough Style, Solid Surface	1	23	4112910
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	5	15	4112928
HVAC						
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [D-32]	1	3	4112946
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [D-31]	1	3	4112945
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [D-30]	1	3	4112941

Component Condition Report | 003 - La Paloma / Building D

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [D-33B]	1	3	4112943
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [D-36]	1	3	4112948
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [D-33A]	1	3	4112938
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [D-34]	1	3	4112939
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	9,100 SF	14	4112916
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [D-35]	1	3	4112909
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	10	4112947
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	7	10	4112929
Fire Protection						
D4010	Throughout building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	9,100 SF	4	4130103
Electrical						
D5020	Electrical room	Fair	Distribution Panel, 120/240 V	1	12	4112942
D5020	Throughout building	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	9,100 SF	18	4112908
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	9,100 SF	10	4112912
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	9,100 SF	10	4112919
Equipment & Furnishings						
E2010	Throughout building	Fair	Casework, Countertop, Solid Surface	48 LF	18	4112917
E2010	Throughout building	Fair	Casework, Cabinetry, Hardwood Standard	48 LF	10	4112933
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	12	10	4112926

Component Condition Report | 003 - La Paloma / Building E

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	5,500 SF	5	4112977
B2010	Building Exterior	Fair	Curtain Wall, Aluminum-Framed System, Refinish	1,500 SF	5	4112976
B2010	Building Exterior	Poor	Exterior Walls, Fiber Cement Siding	2,400 SF	1	4442204
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	15	18	4112966
Roofing						
B3010	Roof	Good	Roofing, Built-Up	9,100 SF	18	4112961
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood	7	15	4112985
C1030	Throughout building	Fair	Door Hardware, School, per Door	22	15	4112963
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	9,000 SF	13	4112955

Component Condition Report | 003 - La Paloma / Building E

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	5	10	4112971
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	2,500 SF	5	4112988
C2010	Throughout building	Fair	Wall Finishes, Wallpaper	8,500 SF	8	4112990
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	500 SF	18	4112959
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	8,500 SF	5	4112973
C2030	Restrooms	Fair	Flooring, Ceramic Tile	500 SF	18	4112987
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	600 SF	5	4112967
Plumbing						
D2010	Restrooms	Good	Sink/Lavatory, Trough Style, Solid Surface	1	23	4112952
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	8	15	4112989
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	2	8	4112951
D2010	Custodian room	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	13	4112972
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	15	4112975
D2010	Custodian room	Good	Water Heater, Electric, Residential	1	14	4112958
D2010	Restrooms	Fair	Urinal, Waterless	2	15	4112962
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	5	15	4112957
HVAC						
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [E-46]	1	3	4112954
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [E-47]	1	3	4112960
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [E-40]	1	3	4112980
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [E-43]	1	3	4112953
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [E-45]	1	3	4112969
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [E-42]	1	3	4112986
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	9,100 SF	15	4112964
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [E-44]	1	3	4112979
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [E-41]	1	3	4112981
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	10	4112965
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	7	10	4112950
Fire Protection						
D4010	Throughout building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	9,100 SF	4	4130104
Electrical						
D5020	Electrical room	Fair	Distribution Panel, 120/240 V	1	12	4112984
D5020	Throughout building	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	9,100 SF	18	4112970
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	9,100 SF	10	4112974
Fire Alarm & Electronic Systems						

Component Condition Report | 003 - La Paloma / Building E

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	9,100 SF	10	4112968
Equipment & Furnishings						
E2010	Throughout building	Fair	Casework, Countertop, Solid Surface	48 LF	18	4112982
E2010	Throughout building	Fair	Casework, Cabinetry, Hardwood Standard	48 LF	10	4112978
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	12	10	4112956

Component Condition Report | 003 - La Paloma / Kitchen building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Kitchen	Fair	Exterior Walls, any painted surface, Prep & Paint	850 SF	5	4112898
B2020	Kitchen	Fair	Window, Aluminum Double-Glazed, 16-25 SF	3	14	4112880
B2050	Kitchen	Fair	Exterior Door, Steel, Standard	3	18	4112902
Roofing						
B3010	Kitchen	Fair	Roofing, Metal	600 SF	18	4112892
Interiors						
C1030	Kitchen	Fair	Interior Door, Wood	2	15	4112883
C1030	Throughout building	Fair	Door Hardware, School, per Door	5	13	4130090
C1070	Kitchen	Fair	Suspended Ceilings, Acoustical Tile (ACT)	600 SF	13	4112889
C2010	Kitchen	Fair	Wall Finishes, Laminated Paneling (FRP)	850 SF	17	4112904
C2030	Kitchen	Fair	Flooring, Vinyl Sheeting	600 SF	9	4112866
Plumbing						
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	17	4112878
D2010	Custodian room	Fair	Sink/Lavatory, Service Sink, Floor	1	20	4112906
D2010	Custodian room	Fair	Water Heater, Electric, Residential	1	6	4112890
D2010	Kitchen	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	15	4112884
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 1-Bowl	1	16	4112903
D2010	Kitchen	Fair	Toilet, Commercial Water Closet	1	15	4112870
HVAC						
D3030	Kitchen	Good	Heat Pump, Packaged & Wall-Mounted	1	15	4112881
Fire Protection						
D4010	Throughout building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	600 SF	4	4130105
Electrical						
D5020	Kitchen	Fair	Distribution Panel, 120/208 V	1	15	4112886
D5020	Kitchen	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	600 SF	22	4112879

Component Condition Report | 003 - La Paloma / Kitchen building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5040	Kitchen	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	600 SF	10	4112901
Fire Alarm & Electronic Systems						
D7050	Kitchen	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	600 SF	10	4112888
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 1-Door Reach-In	1	6	4112895
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	8	4112877
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	8	4112871
Sitework						
G4050	Kitchen	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	2	10	4112887

Component Condition Report | 003 - La Paloma / MPR Pavilion

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Curtain Wall, Aluminum-Framed System, Refinish	840 SF	5	4113049
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	4,100 SF	5	4113038
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	6	15	4113043
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	4,000 SF	10	4113053
Interiors						
C1030	Throughout building	Fair	Door Hardware, School, per Door	11	13	4130033
C1030	Throughout building	Fair	Interior Door, Wood	5	15	4130034
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	3,800 SF	13	4113034
C2010	Throughout building	Fair	Wall Finishes, Wallpaper	4,000 SF	9	4113055
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	2,800 SF	4	4113037
Plumbing						
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	1	15	4113028
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	3	16	4113031
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	15	4113039
D2010	Custodian room	Fair	Water Heater, Electric, Residential	1	3	4113048
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	8	4113051
D2010	Custodian room	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	21	4113047
HVAC						
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [F-54]	1	3	4113036
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted []	1	3	4113054
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [F-50]	1	3	4113030

Component Condition Report | 003 - La Paloma / MPR Pavilion

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	4,000 SF	15	4113050
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [F-53]	1	3	4113045
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [F-51]	1	3	4113033
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	5	10	4113046
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	2	10	4113029
Fire Protection						
D4010	Throughout building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	4,000 SF	4	4130106
Electrical						
D5020	Throughout building	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	4,000 SF	18	4113040
D5020	Classrooms	Fair	Distribution Panel, 120/208 V	1	15	4113052
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	4,000 SF	10	4113041
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade	4,000 SF	10	4113044
Equipment & Furnishings						
E2010	Throughout building	Fair	Casework, Cabinetry, Hardwood Standard	36 LF	10	4113027
E2010	Throughout building	Fair	Casework, Countertop, Solid Surface	36 LF	24	4113035
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	12	10	4113042

Component Condition Report | 003 - La Paloma / Portables F

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	8,200 SF	5	4113023
B2020	Building Exterior	Fair	Storefront, Glazing & Framing	500 SF	16	4113001
B2020	Building Exterior-60-64	Fair	Window, Aluminum Double-Glazed, 28-40 SF	10	15	4113004
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	9	18	4113020
Roofing						
B3010	Roof-57-58	Poor	Roofing, any type, Repairs per Man-Day, Repair	2	0	4113015
B3010	Roof-60-64	Good	Roofing, Metal	4,250 SF	37	4113021
B3010	Roof-57-58	Fair	Roofing, Modified Bitumen	2,000 SF	10	4113005
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	90 LF	10	4113000
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood	5	15	4113011
C1030	Throughout building	Fair	Door Hardware, School, per Door	14	15	4112995
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	5,900 SF	13	4113022

Component Condition Report | 003 - La Paloma / Portables F

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2010	Throughout building	Fair	Wall Finishes, Vinyl	7,300 SF	8	4112993
C2010	Restrooms	Fair	Wall Finishes, Laminated Paneling (FRP)	600 SF	14	4113003
C2030	Restrooms	Fair	Flooring, Vinyl Sheeting	120 SF	8	4113019
C2030	Throughout building	Good	Flooring, Carpet, Commercial Tile	5,900 SF	7	4113018
Plumbing						
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	2	15	4113002
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	7	15	4113025
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	8	4112999
D2010	Utility closet	Fair	Water Heater, Electric, Residential	1	5	4113024
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	15	4113010
HVAC						
D3030	Rear of building	Good	Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON [HP-62]	1	16	4112992
D3030	Rear of building	Fair	Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON [HP-57]	1	6	4113008
D3030	Rear of building	Fair	Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON [HP-58]	1	12	4113014
D3030	Rear of building	Good	Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON [HP-60]	1	16	4113009
D3030	Rear of building	Good	Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON [HP-64]	1	16	4112994
D3030	Rear of building	Good	Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON [HP-61]	1	16	4112998
D3030	Rear of building	Good	Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON [HP-63]	1	16	4113026
Fire Protection						
D4010	Throughout building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	6,250 SF	4	4130107
Electrical						
D5020	Throughout building	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	6,250 SF	22	4112996
D5020	Classrooms	Fair	Distribution Panel, 120/208 V	1	15	4113017
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	6,250 SF	10	4113012
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade	6,250 SF	4	4113007
Equipment & Furnishings						
E2010	Throughout building	Fair	Casework, Countertop, Solid Surface	42 LF	22	4113006
E2010	Throughout building	Fair	Casework, Cabinetry, Hardwood Standard	42 LF	10	4113016
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	9	10	4112997
Follow-up Studies						
P2030	Restroom	NA	Engineering Study, Plumbing, Sanitary Sewer System, Evaluate/Report	1	0	4113013

Appendix F:

Replacement Reserves

Replacement Reserves Report



2/8/2023

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate
G4050	Building exterior	4113092	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	6	14	12	EA	\$436.40	\$5,237															\$5,237							\$5,237
Totals, Unescalated											\$0	\$0	\$0	\$53,132	\$36,003	\$39,603	\$0	\$12,328	\$62,187	\$13,201	\$50,895	\$0	\$7,092	\$18,983	\$73,970	\$45,713	\$10,365	\$0	\$70,697	\$16,365	\$0	\$510,533
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$58,058	\$40,522	\$45,911	\$0	\$15,162	\$78,777	\$17,224	\$68,399	\$0	\$10,111	\$27,878	\$111,886	\$71,219	\$16,632	\$0	\$120,357	\$28,696	\$0	\$710,832

003 - La Paloma / Building B																																						
Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate						
B2010	Building Exterior	4113204	Exterior Walls, Wood Siding, Replace	30	29	1	150	SF	\$10.91	\$1,637		\$1,637																					\$1,637					
B2010	Building Exterior	4113179	Exterior Walls, any painted surface, Prep & Paint	10	5	5	5300	SF	\$3.27	\$17,347						\$17,347										\$17,347								\$34,694				
B2020	Building Exterior	4113180	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	16	14	10	EA	\$1,036.45	\$10,365															\$10,365									\$10,365				
B2020	Building Exterior	4113201	Window, Aluminum Double-Glazed, 28-40 SF, Replace	30	15	15	4	EA	\$1,363.75	\$5,455																\$5,455								\$5,455				
B3010	Roof	4113190	Roofing, any type, Repairs per Man-Day, Repair	0	0	0	2	EA	\$1,200.10	\$2,400	\$2,400																							\$2,400				
B3010	Roof	4113188	Roofing, Modified Bitumen, Replace	20	10	10	3200	SF	\$10.91	\$34,912											\$34,912													\$34,912				
C1030	Throughout	4113194	Interior Door, Wood, Replace	20	5	15	3	EA	\$436.40	\$1,309																	\$1,309							\$1,309				
C1030	Throughout building	4113202	Door Hardware, School, per Door, Replace	30	16	14	6	EA	\$436.40	\$2,618															\$2,618									\$2,618				
C1070	Throughout building	4113182	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	13	12	3200	SF	\$3.82	\$12,219													\$12,219											\$12,219				
C2010	Throughout building	4113183	Wall Finishes, Vinyl, Replace	15	7	8	5200	SF	\$2.73	\$14,183									\$14,183															\$14,183				
C2030	Throughout building	4113189	Flooring, Carpet, Commercial Standard, Replace	10	5	5	3200	SF	\$8.18	\$26,184						\$26,184											\$26,184							\$52,368				
D2010	Classrooms	4113186	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	16	14	3	EA	\$1,200.10	\$3,600															\$3,600									\$3,600				
D2010	Restrooms	4113200	Toilet, Commercial Water Closet, Replace	30	15	15	1	EA	\$1,418.30	\$1,418																\$1,418								\$1,418				
D2010	Restrooms	4113178	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	15	15	1	EA	\$1,636.50	\$1,637																\$1,637								\$1,637				
D3030	Building exterior	4113197	Heat Pump, Packaged & Wall-Mounted, Replace	20	17	3	1	EA	\$6,873.30	\$6,873				\$6,873																				\$6,873				
D3030	Building exterior	4113206	Heat Pump, Packaged & Wall-Mounted, Replace	20	17	3	1	EA	\$6,873.30	\$6,873				\$6,873																				\$6,873				
D3050	Roof	4113185	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$12,001.00	\$12,001				\$12,001																				\$12,001				
D3050	Roof	4128878	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$12,001.00	\$12,001				\$12,001																				\$12,001				
D3050	Roof	4113187	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$12,001.00	\$12,001				\$12,001																				\$12,001				
D3050	Throughout building	4113191	HVAC System, Ductwork, Low Density, Replace	30	15	15	3200	SF	\$2.18	\$6,982																\$6,982								\$6,982				
D4010	Throughout building	4130101	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	40	36	4	3200	SF	\$5.46	\$17,456					\$17,456																			\$17,456				
D5020	Classrooms	4113198	Distribution Panel, 120/208 V, Replace	30	17	13	1	EA	\$2,182.00	\$2,182														\$2,182										\$2,182				
D5020	Throughout building	4113203	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity, Replace	40	22	18	3200	SF	\$19.64	\$62,842																				\$62,842				\$62,842				
D5040	Throughout building	4113196	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	3200	SF	\$4.91	\$15,710											\$15,710													\$15,710				
D7050	Throughout building	4113192	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	10	10	3200	SF	\$3.27	\$10,474											\$10,474													\$10,474				
E1060	Classrooms	4113181	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	7	8	1	EA	\$654.60	\$655									\$655															\$655				
E2010	Throughout building	4113195	Casework, Cabinetry, Hardwood Standard, Replace	20	8	12	26	LF	\$327.30	\$8,510													\$8,510											\$8,510				
E2010	Throughout building	4113199	Casework, Countertop, Solid Surface, Replace	40	22	18	26	LF	\$120.01	\$3,120																			\$3,120					\$3,120				
G4050	Building exterior	4113184	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	10	10	6	EA	\$436.40	\$2,618											\$2,618													\$2,618				
Totals, Unescalated											\$2,400	\$1,637	\$0	\$49,750	\$17,456	\$43,531	\$0	\$0	\$14,838	\$0	\$63,714	\$0	\$20,729	\$2,182	\$16,583	\$60,332	\$0	\$0	\$65,962	\$0	\$0				\$359,114			
Totals, Escalated (3.0% inflation, compounded annually)											\$2,400	\$1,686	\$0	\$54,363	\$19,647	\$50,464	\$0	\$0	\$18,796	\$0	\$85,627	\$0	\$29,555	\$3,204	\$25,084	\$93,996	\$0	\$0	\$112,296	\$0	\$0							\$497,116

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Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate	
B2010	Building Exterior	4112714	Exterior Walls, any painted surface, Prep & Paint	10	5	5	5500	SF	\$3.27	\$18,002						\$18,002										\$18,002						\$36,003	
B2010	Building Exterior	4112707	Curtain Wall, Aluminum-Framed System, Refinish	10	5	5	1500	SF	\$2.18	\$3,273						\$3,273										\$3,273						\$6,546	
B2050	Building Exterior	4112718	Exterior Door, Steel, Standard, Replace	40	22	18	14	EA	\$654.60	\$9,164																			\$9,164			\$9,164	
B3010	Roof	4112695	Roofing, any type, Repairs per Man-Day, Repair	0	0	0	2	EA	\$1,200.10	\$2,400	\$2,400																					\$2,400	
B3010	Roof	4112691	Roofing, Modified Bitumen, Replace	20	10	10	9100	SF	\$10.91	\$99,281											\$99,281											\$99,281	
C1030	Throughout building	4112701	Interior Door, Wood, Replace	20	5	15	8	EA	\$436.40	\$3,491																\$3,491						\$3,491	
C1030	Throughout building	4112697	Door Hardware, School, per Door, Replace	30	15	15	22	EA	\$436.40	\$9,601																\$9,601						\$9,601	
C1070	Throughout building	4112717	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	12	13	7500	SF	\$3.82	\$28,639														\$28,639								\$28,639	
C1090	Restrooms	4112704	Toilet Partitions, Plastic/Laminate, Replace	20	10	10	5	EA	\$818.25	\$4,091											\$4,091											\$4,091	
C2010	Restrooms	4112712	Wall Finishes, Ceramic Tile, Replace	40	22	18	700	SF	\$19.64	\$13,747																			\$13,747			\$13,747	
C2010	Throughout building	4112696	Wall Finishes, Wallpaper, Replace	15	7	8	8500	SF	\$2.40	\$20,402										\$20,402												\$20,402	
C2010	Throughout building	4112726	Wall Finishes, any surface, Prep & Paint	10	5	5	2499	SF	\$1.64	\$4,090						\$4,090										\$4,090						\$8,179	

Replacement Reserves Report



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Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate
D2010	Custodian room	4112924	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	20	15	1	EA	\$1,527.40	\$1,527																\$1,527						\$1,527
D2010	Restrooms	4112921	Urinal, Waterless, Replace	30	15	15	2	EA	\$654.60	\$1,309																\$1,309						\$1,309
D2010	Throughout building	4112936	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	15	15	8	EA	\$1,309.20	\$10,474																\$10,474						\$10,474
D2010	Restrooms	4112934	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	15	15	1	EA	\$1,636.50	\$1,637																\$1,637						\$1,637
D2010	Restrooms	4112928	Toilet, Commercial Water Closet, Replace	30	15	15	5	EA	\$1,418.30	\$7,092																\$7,092						\$7,092
D3050	Roof	4112946	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$8,182.50	\$8,183				\$8,183																		\$8,183
D3050	Roof	4112945	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$8,182.50	\$8,183				\$8,183																		\$8,183
D3050	Roof	4112941	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$8,182.50	\$8,183				\$8,183																		\$8,183
D3050	Roof	4112943	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$8,182.50	\$8,183				\$8,183																		\$8,183
D3050	Roof	4112948	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$8,182.50	\$8,183				\$8,183																		\$8,183
D3050	Roof	4112938	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$8,182.50	\$8,183				\$8,183																		\$8,183
D3050	Roof	4112939	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$8,182.50	\$8,183				\$8,183																		\$8,183
D3050	Roof	4112909	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$8,182.50	\$8,183				\$8,183																		\$8,183
D3050	Throughout building	4112916	HVAC System, Ductwork, Medium Density, Replace	30	16	14	9100	SF	\$4.36	\$39,712														\$39,712								\$39,712
D3060	Roof	4112947	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	10	10	1	EA	\$2,618.40	\$2,618											\$2,618											\$2,618
D3060	Roof	4112929	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	10	10	7	EA	\$3,273.00	\$22,911											\$22,911											\$22,911
D4010	Throughout building	4130103	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	40	36	4	9100	SF	\$5.46	\$49,641				\$49,641																		\$49,641
D5020	Electrical room	4112942	Distribution Panel, 120/240 V, Replace	30	18	12	1	EA	\$2,727.50	\$2,728													\$2,728									\$2,728
D5020	Throughout building	4112908	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity, Replace	40	22	18	9100	SF	\$19.64	\$178,706																			\$178,706			\$178,706
D5040	Throughout building	4112912	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	9100	SF	\$4.91	\$44,676											\$44,676											\$44,676
D7050	Throughout building	4112919	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	10	10	9100	SF	\$2.18	\$19,856											\$19,856											\$19,856
E2010	Throughout building	4112933	Casework, Cabinetry, Hardwood Standard, Replace	20	10	10	48	LF	\$327.30	\$15,710											\$15,710											\$15,710
E2010	Throughout building	4112917	Casework, Countertop, Solid Surface, Replace	40	22	18	48	LF	\$120.01	\$5,760																			\$5,760			\$5,760
G4050	Building exterior	4112926	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	10	10	12	EA	\$436.40	\$5,237											\$5,237											\$5,237
Totals, Unescalated											\$0	\$0	\$0	\$66,060	\$49,641	\$96,226	\$0	\$0	\$23,675	\$0	\$115,101	\$0	\$2,728	\$34,367	\$49,313	\$121,319	\$0	\$0	\$218,451	\$138,993	\$0	\$915,873
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$72,186	\$55,871	\$111,553	\$0	\$0	\$29,990	\$0	\$154,685	\$0	\$3,889	\$50,468	\$74,591	\$189,011	\$0	\$0	\$371,898	\$243,726	\$0	\$1,357,868

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Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate
B2010	Building Exterior	4442204	Exterior Walls, Fiber Cement Siding, Replace	45	44	1	2400	SF	\$12.00	\$28,802		\$28,802																				\$28,802
B2010	Building Exterior	4112977	Exterior Walls, any painted surface, Prep & Paint	10	5	5	5500	SF	\$3.27	\$18,002						\$18,002									\$18,002							\$36,003
B2010	Building Exterior	4112976	Curtain Wall, Aluminum-Framed System, Refinish	10	5	5	1500	SF	\$2.18	\$3,273						\$3,273									\$3,273							\$6,546
B2050	Building Exterior	4112966	Exterior Door, Steel, Standard, Replace	40	22	18	15	EA	\$654.60	\$9,819																			\$9,819			\$9,819
B3010	Roof	4112961	Roofing, Built-Up, Replace	25	7	18	9100	SF	\$15.27	\$138,993																			\$138,993			\$138,993
C1030	Throughout building	4112985	Interior Door, Wood, Replace	20	5	15	7	EA	\$436.40	\$3,055															\$3,055							\$3,055
C1030	Throughout building	4112963	Door Hardware, School, per Door, Replace	30	15	15	22	EA	\$436.40	\$9,601															\$9,601							\$9,601
C1070	Throughout building	4112955	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	12	13	9000	SF	\$3.82	\$34,367														\$34,367								\$34,367
C1090	Restrooms	4112971	Toilet Partitions, Plastic/Laminate, Replace	20	10	10	5	EA	\$818.25	\$4,091											\$4,091											\$4,091
C2010	Restrooms	4112959	Wall Finishes, Ceramic Tile, Replace	40	22	18	500	SF	\$19.64	\$9,819																			\$9,819			\$9,819
C2010	Throughout building	4112990	Wall Finishes, Wallpaper, Replace	15	7	8	8500	SF	\$2.40	\$20,402									\$20,402													\$20,402
C2010	Throughout building	4112988	Wall Finishes, any surface, Prep & Paint	10	5	5	2500	SF	\$1.64	\$4,091						\$4,091									\$4,091							\$8,183
C2030	Restrooms	4112987	Flooring, Ceramic Tile, Replace	40	22	18	500	SF	\$19.64	\$9,819																			\$9,819			\$9,819
C2030	Throughout building	4112973	Flooring, Carpet, Commercial Standard, Replace	10	5	5	8500	SF	\$8.18	\$69,551						\$69,551									\$69,551							\$139,103
C2050	Restrooms	4112967	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	600	SF	\$2.18	\$1,309						\$1,309									\$1,309							\$2,618
D2010	Custodian room	4112958	Water Heater, Electric, Residential, Replace	15	1	14	1	EA	\$600.05	\$600														\$600								\$600
D2010	Building exterior	4112951	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	7	8	2	EA	\$1,636.50	\$3,273									\$3,273													\$3,273
D2010	Custodian room	4112972	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	22	13	1	EA	\$1,527.40	\$1,527														\$1,527								\$1,527
D2010	Throughout building	4112989	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	15	15	8	EA	\$1,309.20	\$10,474															\$10,474							\$10,474
D2010	Restrooms	4112975	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	15	15	1	EA	\$1,636.50	\$1,637															\$1,637							\$1,637
D2010	Restrooms	4112962	Urinal, Waterless, Replace	30	15	15	2	EA	\$654.60	\$1,309															\$1,309							\$1,309
D2010	Restrooms	4112957	Toilet, Commercial Water Closet, Replace	30	15	15	5	EA	\$1,418.30	\$7,092															\$7,092							\$7,092

Replacement Reserves Report



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Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate
D3050	Roof	4112954	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$8,182.50	\$8,183				\$8,183																		\$8,183
D3050	Roof	4112960	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$8,182.50	\$8,183				\$8,183																		\$8,183
D3050	Roof	4112980	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$8,182.50	\$8,183				\$8,183																		\$8,183
D3050	Roof	4112953	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$8,182.50	\$8,183				\$8,183																		\$8,183
D3050	Roof	4112969	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$8,182.50	\$8,183				\$8,183																		\$8,183
D3050	Roof	4112986	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$8,182.50	\$8,183				\$8,183																		\$8,183
D3050	Roof	4112979	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$8,182.50	\$8,183				\$8,183																		\$8,183
D3050	Roof	4112981	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$8,182.50	\$8,183				\$8,183																		\$8,183
D3050	Throughout building	4112964	HVAC System, Ductwork, Medium Density, Replace	30	15	15	9100	SF	\$4.36	\$39,712																\$39,712						\$39,712
D3060	Roof	4112965	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	10	10	1	EA	\$2,618.40	\$2,618											\$2,618											\$2,618
D3060	Roof	4112950	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	10	10	7	EA	\$3,273.00	\$22,911											\$22,911											\$22,911
D4010	Throughout building	4130104	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	40	36	4	9100	SF	\$5.46	\$49,641					\$49,641																	\$49,641
D5020	Electrical room	4112984	Distribution Panel, 120/240 V, Replace	30	18	12	1	EA	\$2,727.50	\$2,728													\$2,728									\$2,728
D5020	Throughout building	4112970	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity, Replace	40	22	18	9100	SF	\$19.64	\$178,706																			\$178,706			\$178,706
D5040	Throughout building	4112974	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	9100	SF	\$4.91	\$44,676											\$44,676											\$44,676
D7050	Throughout building	4112968	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	10	10	9100	SF	\$2.18	\$19,856											\$19,856											\$19,856
E2010	Throughout building	4112978	Casework, Cabinetry, Hardwood Standard, Replace	20	10	10	48	LF	\$327.30	\$15,710											\$15,710											\$15,710
E2010	Throughout building	4112982	Casework, Countertop, Solid Surface, Replace	40	22	18	48	LF	\$120.01	\$5,760																			\$5,760			\$5,760
G4050	Building exterior	4112956	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	10	10	12	EA	\$436.40	\$5,237											\$5,237											\$5,237
Totals, Unescalated											\$0	\$28,802	\$0	\$65,460	\$49,641	\$96,226	\$0	\$0	\$23,675	\$0	\$115,101	\$0	\$2,728	\$35,894	\$600	\$169,105	\$0	\$0	\$352,917	\$0	\$0	\$940,147
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$29,666	\$0	\$71,530	\$55,871	\$111,553	\$0	\$0	\$29,990	\$0	\$154,685	\$0	\$3,889	\$52,711	\$908	\$263,460	\$0	\$0	\$600,817	\$0	\$0	\$1,375,080

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Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate
B2010	Kitchen	4112898	Exterior Walls, any painted surface, Prep & Paint	10	5	5	850	SF	\$3.27	\$2,782						\$2,782										\$2,782						\$5,564
B2020	Kitchen	4112880	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	16	14	3	EA	\$1,036.45	\$3,109														\$3,109								\$3,109
B2050	Kitchen	4112902	Exterior Door, Steel, Standard, Replace	40	22	18	3	EA	\$654.60	\$1,964																		\$1,964				\$1,964
B3010	Kitchen	4112892	Roofing, Metal, Replace	40	22	18	600	SF	\$14.18	\$8,510																			\$8,510			\$8,510
C1030	Kitchen	4112883	Interior Door, Wood, Replace	20	5	15	2	EA	\$436.40	\$873															\$873							\$873
C1030	Throughout building	4130090	Door Hardware, School, per Door, Replace	30	17	13	5	EA	\$436.40	\$2,182														\$2,182								\$2,182
C1070	Kitchen	4112889	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	12	13	600	SF	\$3.82	\$2,291														\$2,291								\$2,291
C2010	Kitchen	4112904	Wall Finishes, Laminated Paneling (FRP), Replace	30	13	17	850	SF	\$17.46	\$14,838																	\$14,838					\$14,838
C2030	Kitchen	4112866	Flooring, Vinyl Sheetting, Replace	15	6	9	600	SF	\$7.64	\$4,582									\$4,582													\$4,582
D2010	Custodian room	4112890	Water Heater, Electric, Residential, Replace	15	9	6	1	EA	\$981.90	\$982							\$982															\$982
D2010	Kitchen	4112884	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	15	15	1	EA	\$1,636.50	\$1,637															\$1,637							\$1,637
D2010	Kitchen	4112870	Toilet, Commercial Water Closet, Replace	30	15	15	1	EA	\$1,418.30	\$1,418															\$1,418							\$1,418
D2010	Kitchen	4112903	Sink/Lavatory, Commercial Kitchen, 1-Bowl, Replace	30	14	16	1	EA	\$1,745.60	\$1,746																\$1,746						\$1,746
D2010	Kitchen	4112878	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	13	17	1	EA	\$2,727.50	\$2,728																	\$2,728					\$2,728
D2010	Custodian room	4112906	Sink/Lavatory, Service Sink, Floor, Replace	35	15	20	1	EA	\$872.80	\$873																				\$873		\$873
D3030	Kitchen	4112881	Heat Pump, Packaged & Wall-Mounted, Replace	20	5	15	1	EA	\$6,873.30	\$6,873															\$6,873							\$6,873
D4010	Throughout building	4130105	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	40	36	4	600	SF	\$5.46	\$3,273					\$3,273																	\$3,273
D5020	Kitchen	4112886	Distribution Panel, 120/208 V, Replace	30	15	15	1	EA	\$2,182.00	\$2,182																\$2,182						\$2,182
D5040	Kitchen	4112901	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	600	SF	\$4.91	\$2,946											\$2,946											\$2,946
D7050	Kitchen	4112888	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	10	10	600	SF	\$2.18	\$1,309											\$1,309											\$1,309
E1030	Kitchen	4112895	Foodservice Equipment, Freezer, 1-Door Reach-In, Replace	15	9	6	1	EA	\$3,382.10	\$3,382							\$3,382															\$3,382
E1030	Kitchen	4112877	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	7	8	1	EA	\$1,854.70	\$1,855									\$1,855													\$1,855
E1030	Kitchen	4112871	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	7	8	1	EA	\$5,018.60	\$5,019									\$5,019													\$5,019
G4050	Kitchen	4112887	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	10	10	2	EA	\$436.40	\$873											\$873											\$873
Totals, Unescalated											\$0	\$0	\$0	\$0	\$3,273	\$2,782	\$4,364	\$0	\$6,873	\$4,582	\$5,128	\$0	\$0	\$4,473	\$3,109	\$15,765	\$1,746	\$17,565	\$10,474	\$0	\$873	\$81,007
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$0	\$3,684	\$3,225	\$5,211	\$0	\$8,707	\$5,979	\$6,891	\$0	\$0	\$6,569	\$4,703	\$24,561	\$2,801	\$29,032	\$17,831	\$0	\$1,576	\$120,771

Replacement Reserves Report



2/8/2023

003 - La Paloma / MPR Pavilion																																				
Unif	mat	Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate	
B2010			Building Exterior	4113038	Exterior Walls, any painted surface, Prep & Paint		10	5	5	4100	SF	\$3.27	\$13,419						\$13,419									\$13,419							\$26,839	
B2010			Building Exterior	4113049	Curtain Wall, Aluminum-Framed System, Refinish		10	5	5	840	SF	\$2.18	\$1,833						\$1,833									\$1,833							\$3,666	
B2050			Building Exterior	4113043	Exterior Door, Steel, Standard, Replace		40	25	15	6	EA	\$654.60	\$3,928															\$3,928							\$3,928	
B3010			Roof	4113053	Roofing, Modified Bitumen, Replace		20	10	10	4000	SF	\$10.91	\$43,640										\$43,640												\$43,640	
C1030			Throughout building	4130034	Interior Door, Wood, Replace		20	5	15	5	EA	\$436.40	\$2,182															\$2,182							\$2,182	
C1030			Throughout building	4130033	Door Hardware, School, per Door, Replace		30	17	13	11	EA	\$436.40	\$4,800														\$4,800								\$4,800	
C1070			Throughout building	4113034	Suspended Ceilings, Acoustical Tile (ACT), Replace		25	12	13	3800	SF	\$3.82	\$14,510														\$14,510								\$14,510	
C2010			Throughout building	4113055	Wall Finishes, Wallpaper, Replace		15	6	9	4000	SF	\$2.40	\$9,601										\$9,601												\$9,601	
C2030			Throughout building	4113037	Flooring, Carpet, Commercial Standard, Replace		10	6	4	2800	SF	\$8.18	\$22,911					\$22,911										\$22,911								\$45,822
D2010			Custodian room	4113048	Water Heater, Electric, Residential, Replace		15	12	3	1	EA	\$600.05	\$600				\$600															\$600				\$1,200
D2010			Building exterior	4113051	Drinking Fountain, Wall-Mounted, Bi-Level, Replace		15	7	8	1	EA	\$1,636.50	\$1,637									\$1,637														\$1,637
D2010			Restrooms	4113028	Toilet, Commercial Water Closet, Replace		30	15	15	1	EA	\$1,418.30	\$1,418															\$1,418								\$1,418
D2010			Restrooms	4113039	Sink/Lavatory, Wall-Hung, Vitreous China, Replace		30	15	15	1	EA	\$1,636.50	\$1,637															\$1,637								\$1,637
D2010			Throughout building	4113031	Sink/Lavatory, Vanity Top, Stainless Steel, Replace		30	14	16	3	EA	\$1,309.20	\$3,928																	\$3,928						\$3,928
D3050			Roof	4113036	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	17	3	1	EA	\$6,000.50	\$6,001				\$6,001																			\$6,001
D3050			Roof	4113054	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	17	3	1	EA	\$6,000.50	\$6,001				\$6,001																			\$6,001
D3050			Roof	4113030	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	17	3	1	EA	\$16,365.00	\$16,365				\$16,365																			\$16,365
D3050			Roof	4113045	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	17	3	1	EA	\$8,182.50	\$8,183				\$8,183																			\$8,183
D3050			Roof	4113033	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	17	3	1	EA	\$6,000.50	\$6,001				\$6,001																			\$6,001
D3050			Throughout building	4113050	HVAC System, Ductwork, Medium Density, Replace		30	15	15	4000	SF	\$4.36	\$17,456															\$17,456								\$17,456
D3060			Roof	4113046	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace		20	10	10	5	EA	\$1,309.20	\$6,546												\$6,546											\$6,546
D3060			Roof	4113029	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace		20	10	10	2	EA	\$3,273.00	\$6,546													\$6,546										\$6,546
D4010			Throughout building	4130106	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate		40	36	4	4000	SF	\$5.46	\$21,820					\$21,820																		\$21,820
D5020			Classrooms	4113052	Distribution Panel, 120/208 V, Replace		30	15	15	1	EA	\$2,182.00	\$2,182															\$2,182								\$2,182
D5020			Throughout building	4113040	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity, Replace		40	22	18	4000	SF	\$19.64	\$78,552																			\$78,552				\$78,552
D5040			Throughout building	4113041	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace		20	10	10	4000	SF	\$4.91	\$19,638											\$19,638												\$19,638
D7050			Throughout building	4113044	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade		20	10	10	4000	SF	\$2.18	\$8,728												\$8,728											\$8,728
E2010			Throughout building	4113027	Casework, Cabinetry, Hardwood Standard, Replace		20	10	10	36	LF	\$327.30	\$11,783												\$11,783											\$11,783
G4050			Building exterior	4113042	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace		20	10	10	12	EA	\$436.40	\$5,237												\$5,237											\$5,237
Totals, Unescalated														\$0	\$0	\$0	\$43,149	\$44,731	\$15,252	\$0	\$0	\$1,637	\$9,601	\$102,118	\$0	\$0	\$19,311	\$22,911	\$44,055	\$3,928	\$0	\$79,152	\$0	\$0	\$385,843	
Totals, Escalated (3.0% inflation, compounded annually)														\$0	\$0	\$0	\$47,150	\$50,345	\$17,681	\$0	\$0	\$2,073	\$12,527	\$137,238	\$0	\$0	\$28,358	\$34,655	\$68,636	\$6,303	\$0	\$134,751	\$0	\$0	\$539,717	

003 - La Paloma / Portables F																																			
Unif	mat	Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate
B2010			Building Exterior	4113023	Exterior Walls, any painted surface, Prep & Paint		10	5	5	8200	SF	\$3.27	\$26,839						\$26,839										\$26,839						\$53,677
B2020			Building Exterior-60-64	4113004	Window, Aluminum Double-Glazed, 28-40 SF, Replace		30	15	15	10	EA	\$1,363.75	\$13,638																\$13,638						\$13,638
B2020			Building Exterior	4113001	Storefront, Glazing & Framing, Replace		30	14	16	500	SF	\$60.01	\$30,003																	\$30,003					\$30,003
B2050			Building Exterior	4113020	Exterior Door, Steel, Standard, Replace		40	22	18	9	EA	\$654.60	\$5,891																			\$5,891			\$5,891
B3010			Roof-57-58	4113015	Roofing, any type, Repairs per Man-Day, Repair		0	0	0	2	EA	\$1,200.10	\$2,400	\$2,400																				\$2,400	
B3010			Roof-57-58	4113005	Roofing, Modified Bitumen, Replace		20	10	10	2000	SF	\$10.91	\$21,820											\$21,820										\$21,820	
B3020			Roof	4113000	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace		20	10	10	90	LF	\$9.82	\$884											\$884										\$884	
C1030			Throughout building	4113011	Interior Door, Wood, Replace		20	5	15	5	EA	\$436.40	\$2,182																\$2,182						\$2,182
C1030			Throughout building	4112995	Door Hardware, School, per Door, Replace		30	15	15	14	EA	\$436.40	\$6,110																\$6,110						\$6,110
C1070			Throughout building	4113022	Suspended Ceilings, Acoustical Tile (ACT), Replace		25	12	13	5900	SF	\$3.82	\$22,529														\$22,529								\$22,529
C2010			Restrooms	4113003	Wall Finishes, Laminated Paneling (FRP), Replace		30	16	14	600	SF	\$17.46	\$10,474															\$10,474							\$10,474
C2010			Throughout building	4112993	Wall Finishes, Vinyl, Replace		15	7	8	7300	SF	\$2.73	\$19,911									\$19,911													\$19,911
C2030			Restrooms	4113019	Flooring, Vinyl Sheeting, Replace		15	7	8	120	SF	\$7.64	\$916																\$916						\$916
C2030			Throughout building	4113018	Flooring, Carpet, Commercial Tile, Replace		10	3	7	5900	SF	\$7.09	\$41,840							\$41,840											\$41,840				\$83,680
D2010			Utility closet	4113024	Water Heater, Electric, Residential, Replace		15	10	5	1	EA	\$709.15	\$709						\$709														\$709		\$1,418
D2010			Building exterior	4112999	Drinking Fountain, Wall-Mounted, Single-Level, Replace		15	7	8	1	EA	\$1,309.20	\$1,309									\$1,309													\$1,309
D2010			Restrooms	4113002	Toilet, Commercial Water Closet, Replace		30	15	15	2	EA	\$1,418.30	\$2,837																\$2,837						\$2,837
D2010			Throughout building	4113025	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace		30	15	15	7	EA	\$1,200.10	\$8,401																\$8,401						\$8,401

Replacement Reserves Report



2/8/2023

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate
D2010	Restrooms	4113010	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	15	15	2	EA	\$1,636.50	\$3,273																\$3,273						\$3,273
D3030	Rear of building	4113008	Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON, Replace	20	14	6	1	EA	\$6,000.50	\$6,001							\$6,001															\$6,001
D3030	Rear of building	4113014	Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON, Replace	20	8	12	1	EA	\$6,000.50	\$6,001													\$6,001									\$6,001
D3030	Rear of building	4112992	Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON, Replace	20	4	16	1	EA	\$6,000.50	\$6,001																	\$6,001					\$6,001
D3030	Rear of building	4113009	Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON, Replace	20	4	16	1	EA	\$6,000.50	\$6,001																	\$6,001					\$6,001
D3030	Rear of building	4112994	Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON, Replace	20	4	16	1	EA	\$6,000.50	\$6,001																	\$6,001					\$6,001
D3030	Rear of building	4112998	Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON, Replace	20	4	16	1	EA	\$6,000.50	\$6,001																	\$6,001					\$6,001
D3030	Rear of building	4113026	Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON, Replace	20	4	16	1	EA	\$6,000.50	\$6,001																	\$6,001					\$6,001
D4010	Throughout building	4130107	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	40	36	4	6250	SF	\$5.46	\$34,094					\$34,094																	\$34,094
D5020	Classrooms	4113017	Distribution Panel, 120/208 V, Replace	30	15	15	1	EA	\$2,182.00	\$2,182																\$2,182						\$2,182
D5040	Throughout building	4113012	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	6250	SF	\$4.91	\$30,684											\$30,684											\$30,684
D7050	Throughout building	4113007	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade	20	16	4	6250	SF	\$3.27	\$20,456					\$20,456																	\$20,456
E2010	Throughout building	4113016	Casework, Cabinetry, Hardwood Standard, Replace	20	10	10	42	LF	\$327.30	\$13,747											\$13,747											\$13,747
G4050	Building exterior	4112997	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	10	10	9	EA	\$436.40	\$3,928											\$3,928											\$3,928
P2030	Restroom	4113013	Engineering Study, Plumbing, Sanitary Sewer System, Evaluate/Report	0	0	0	1	EA	\$7,637.00	\$7,637	\$7,637																					\$7,637
Totals, Unescalated											\$10,037	\$0	\$0	\$0	\$54,550	\$27,548	\$6,001	\$41,840	\$22,136	\$0	\$71,062	\$0	\$6,001	\$22,529	\$10,474	\$65,460	\$60,005	\$41,840	\$5,891	\$0	\$709	\$446,083
Totals, Escalated (3.0% inflation, compounded annually)											\$10,037	\$0	\$0	\$0	\$61,397	\$31,935	\$7,165	\$51,458	\$28,042	\$0	\$95,502	\$0	\$8,555	\$33,085	\$15,842	\$101,985	\$96,290	\$69,155	\$10,030	\$0	\$1,281	\$621,758

003 - La Paloma / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate
B3010	Roof-lunch shelter	4112894	Roofing, Metal, Replace	40	30	10	4300	SF	\$14.18	\$60,987											\$60,987											\$60,987
F1020	Site	4112897	Shade Structure, Wood Framed, Basic, Replace	30	13	17	75	SF	\$27.28	\$2,046																		\$2,046				\$2,046
G2020	Parking lot	4112867	Parking Lots, Pavement, Asphalt, Repair	0	0	0	1500	SF	\$7.09	\$10,637	\$10,637																					\$10,637
G2020	Parking lot	4112900	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	32500	SF	\$0.49	\$15,956				\$15,956				\$15,956					\$15,956					\$15,956				\$63,824
G2020	Parking lot	4112885	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	10	15	32500	SF	\$3.82	\$124,101															\$124,101							\$124,101
G2050	Basketball	4112899	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	2	3	13500	SF	\$0.49	\$6,628				\$6,628				\$6,628					\$6,628					\$6,628				\$26,511
G2050	Basketball court	4112905	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	13	12	14	EA	\$10,364.50	\$145,103												\$145,103										\$145,103
G2050	Basketball	4112875	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	10	15	13500	SF	\$3.82	\$51,550															\$51,550							\$51,550
G2050	Playground	4112868	Play Structure, Swing Set, 4 Seats, Replace	20	18	2	2	EA	\$2,727.50	\$5,455			\$5,455																			\$5,455
G2050	Playground	4112872	Play Structure, Multipurpose, Very Small, Replace	20	18	2	1	EA	\$6,546.00	\$6,546			\$6,546																			\$6,546
G2050	Playground	4112876	Play Structure, Multipurpose, Small, Replace	20	18	2	1	EA	\$10,910.00	\$10,910			\$10,910																			\$10,910
G2050	Playground	4112865	Playfield Surfaces, Chips Wood, 3" Depth, Replace	3	0	3	3200	SF	\$1.09	\$3,491				\$3,491			\$3,491			\$3,491			\$3,491			\$3,491			\$3,491			\$20,947
G2060	Site	4112896	Picnic Table, Metal Powder-Coated, Replace	20	10	10	36	EA	\$763.70	\$27,493											\$27,493											\$27,493
G2060	Site	4112882	Fences & Gates, Fence, Chain Link 6', Replace	40	23	17	1100	LF	\$22.91	\$25,202																	\$25,202					\$25,202
G2060	Site	4112873	Signage, Property, Building or Pole-Mounted, Replace/Install	20	10	10	2	EA	\$1,636.50	\$3,273											\$3,273											\$3,273
G2080	Landscaping	4112891	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20	10	10	185000	SF	\$1.09	\$201,835											\$201,835											\$201,835
G4050	Parking lot	4131311	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 1000 W, Install	20	19	1	5	EA	\$4,582.20	\$22,911		\$22,911																				\$22,911
Totals, Unescalated											\$10,637	\$22,911	\$22,911	\$26,075	\$0	\$0	\$3,491	\$0	\$22,584	\$3,491	\$293,588	\$0	\$148,594	\$22,584	\$0	\$179,142	\$0	\$27,248	\$26,075	\$0	\$0	\$809,331
Totals, Escalated (3.0% inflation, compounded annually)											\$10,637	\$23,598	\$24,306	\$28,493	\$0	\$0	\$4,169	\$0	\$28,608	\$4,555	\$394,558	\$0	\$211,860	\$33,165	\$0	\$279,098	\$0	\$45,036	\$44,391	\$0	\$0	\$1,132,474