

FACILITY CONDITION ASSESSMENT

prepared for

Fullerton Joint Union High School District

1051 West Bastanchury Road
Fullerton, California 92833

DLR Group Inc.

1650 Spruce Street, Suite 300
Riverside, California 92507



**BUREAU
VERITAS**



Sonora High School
401 South Palm Street
La Habra, California 90631

PREPARED BY:

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

BV CONTACT:

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

BV PROJECT #:

162347.23R000-005.017

DATE OF REPORT:

August 21, 2023

ON SITE DATE:

July 27-31, 2023

TABLE OF CONTENTS

- 1. Executive Summary 1**
 - Campus Overview and Assessment Details 1
 - Campus Findings and Deficiencies 2
 - Facility Condition Index (FCI) 3
 - Immediate Needs..... 4
 - Plan Types..... 5
- 2. Administration (Building 100) 6**
- 3. Lecture Hall (Building 200) 9**
- 4. Academic (Building 300)..... 12**
- 5. Math and Science (Building 400) 15**
- 6. Resource Center (Building 500)..... 18**
- 7. Industrial and Fine Arts (Building 600) 21**
- 8. Shower and Locker (Building 700)..... 24**
- 9. Gymnasium (Building 800) 27**
- 10. Classrooms (Building 900) 30**
- 11. New Gymnasium Building 33**
- 12. Welding Shop..... 36**
- 13. Site Summary..... 39**
- 14. Property Space Use and Observed Areas 41**
- 15. ADA Accessibility 42**
- 16. Purpose and Scope 43**
- 17. Opinions of Probable Costs 45**
 - Methodology 45
 - Definitions 45
- 18. Certification..... 47**
- 19. Appendices 48**



1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	High school campus
Number of Buildings	11
Main Address	401 South Palm Street, La Habra, California 90631
Site Developed	1966 Renovated in various stages over time
Site Area	37.8 acres (estimated)
Parking Spaces	496 total; 241 spaces in open lots; 255 spaces in solar carports; 24 accessible (included in total above)
Outside Occupants/Leased Spaces	None
Date(s) of Visit	July 27-31, 2023
Management Point of Contact	DLR GROUP Mr. Kevin Fleming 951.682.0470 lfleming@dlrgroup.com
On-site Point of Contact (POC)	John Pride Maintenance 714-476-9024
Assessment and Report Prepared By	Bradley Fleming
Reviewed By	Al Diefert Technical Report Reviewer For Gregg Young Program Manager Gregg.Young@bureauveritas.com 800.733.0660
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

Sonora High School was originally built in 1966 and has undergone various renovations and additions. The most recent includes the pool and locker room building that is currently under construction and should be completed prior to the start of the school year. The new gymnasium building is also a recent addition built in 2019 as well as building 900 in 2004 and the welding shop was added in 2011.

Architectural

The campus consists of small single-story buildings of concrete and masonry structures. The main building has an interesting design where buildings 100-800 are all interconnected with indoor common areas between each of the separate buildings.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The HVAC infrastructure consists of packaged units supplemented with ductless split systems and make-up air units for various areas of the buildings. A majority of these units are reaching the end of their expected useful life.

The electrical power is fed from switchboards and distribution panels. Most of the electrical equipment was upgraded in 1995 and is adequately serving the facility.

Hot water is provided via individual gas and electric water heaters.

Pool heating is provided via two boilers that are currently being installed.

Fire suppression is sufficient with a wet-pipe sprinkler system and fire extinguishers in all buildings. There is also an old suppression ventilation system in place that is still functional according to maintenance.

Site

Parking lots have been kept in good condition and are well lit. Exterior lighting is primarily LED. The landscaping around campus is served by multiple irrigation control boxes, no issues with the system were reported. Solar carports were installed last year and serve the facility to help offset the campus electrical consumption.

Recommended Additional Studies

It was reported that in the new gymnasium building the curtain wall windows are leaking from poor construction.

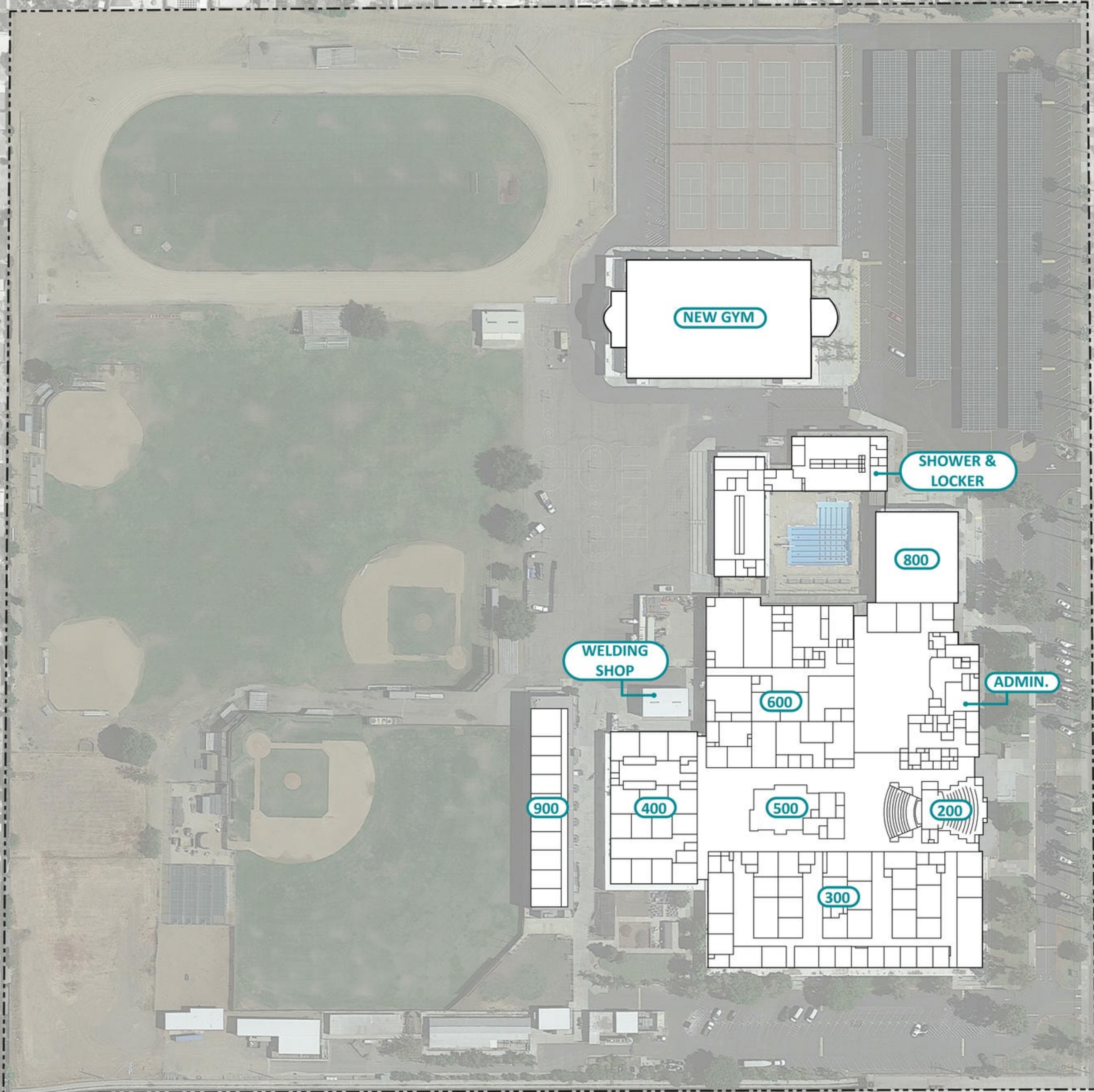
SKYWOOD ST.

TANGLEWO

S DEXTER ST.

S FONDA ST.

S PALM ST.



0 60 120 180 240

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
005 - Sonora High School / Building 100 (1966)	\$550	11,131	\$6,122,050	0.0%	0.0%	5.7%	58.2%
005 - Sonora High School / Building 200 (1966)	\$550	5,343	\$2,938,650	0.0%	0.0%	3.4%	9.9%
005 - Sonora High School / Building 300 (1966)	\$550	47,905	\$26,347,750	0.0%	0.0%	3.0%	5.0%
005 - Sonora High School / Building 400 (1966)	\$550	19,942	\$10,968,100	0.0%	0.0%	3.3%	6.8%
005 - Sonora High School / Building 500 (1966)	\$550	6,311	\$3,471,050	0.0%	0.1%	5.4%	12.4%
005 - Sonora High School / Building 600 (1966)	\$550	36,185	\$19,901,750	0.0%	0.0%	3.6%	9.8%
005 - Sonora High School / Building 700 (1966)	\$550	16,734	\$9,203,700	0.0%	0.6%	2.2%	11.0%
005 - Sonora High School / Building 800 (1966)	\$550	13,714	\$7,542,700	0.0%	0.2%	1.4%	6.2%
005 - Sonora High School / Building 900 (2004)	\$550	21,402	\$11,771,100	0.0%	0.0%	0.0%	8.9%
005 - Sonora High School / New Gymnasium Building (2019)	\$550	24,732	\$13,602,600	0.0%	0.0%	0.0%	1.6%
005 - Sonora High School / Welding Shop (2011)	\$550	1,674	\$920,700	0.0%	0.0%	0.0%	2.1%

Immediate Needs

Facility/Building	Total Items	Total Cost
005 - Sonora High School / New Gymnasium Building	1	\$400
Total	1	\$400

New Gymnasium Building

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
6880553	005 - Sonora High School / New Gymnasium Building	Building Exterior	B2010	Caulking, Window Edge/Trim, per LF, Replace	Poor	Performance/Integrity	\$400
Total (1 items)							\$400

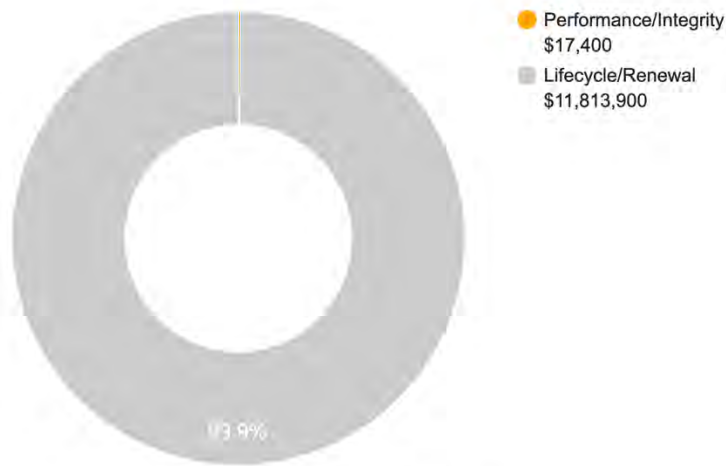
Plan Types

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

Plan Type Descriptions

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

Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$11,831,300



2. Administration (Building 100)



Administration (Building 100): Systems Summary

Address	401 South Palm Street, La Habra, California 90631	
Constructed/Renovated	1966	
Building Size	11,131 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Concrete reinforced steel framed structure with cast-in-place floor and concrete pad column footing foundation system	Fair
Façade	Wall Finish: Stucco Secondary Wall Finish: Brick Windows: Aluminum	Fair
Roof	Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board, ceramic tile Floors: VCT, carpet, epoxy, ceramic tile, quarry tile Ceilings: Painted gypsum board, suspended ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: None Fixtures: Toilets and sinks in restrooms	Fair
HVAC	Non-Central System: Packaged units and exhaust fans Supplemental components: Ductless split-system	Fair

Administration (Building 100): Systems Summary

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

Administration (Building 100): 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	-	-	\$15,274	-	\$156,211	\$171,485
Roofing	-	-	-	\$967,020	\$26,102	\$993,122
Interiors	-	-	\$205,943	\$437,302	\$641,774	\$1,285,019
Plumbing	-	-	-	\$8,102	\$271,128	\$279,230
HVAC	-	-	\$123,076	\$13,366	\$71,792	\$208,234
Fire Protection	-	-	-	-	\$184,273	\$184,273
Electrical	-	-	\$2,239	\$78,207	\$740,555	\$821,001
Fire Alarm & Electronic Systems	-	-	-	\$567,080	-	\$567,080
Equipment & Furnishings	-	-	-	\$1,129,936	\$2,803	\$1,132,739
Site Utilities	-	-	-	\$16,690	-	\$16,690
TOTALS (3% inflation)	-	-	\$346,600	\$3,217,800	\$2,094,700	\$5,659,100

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

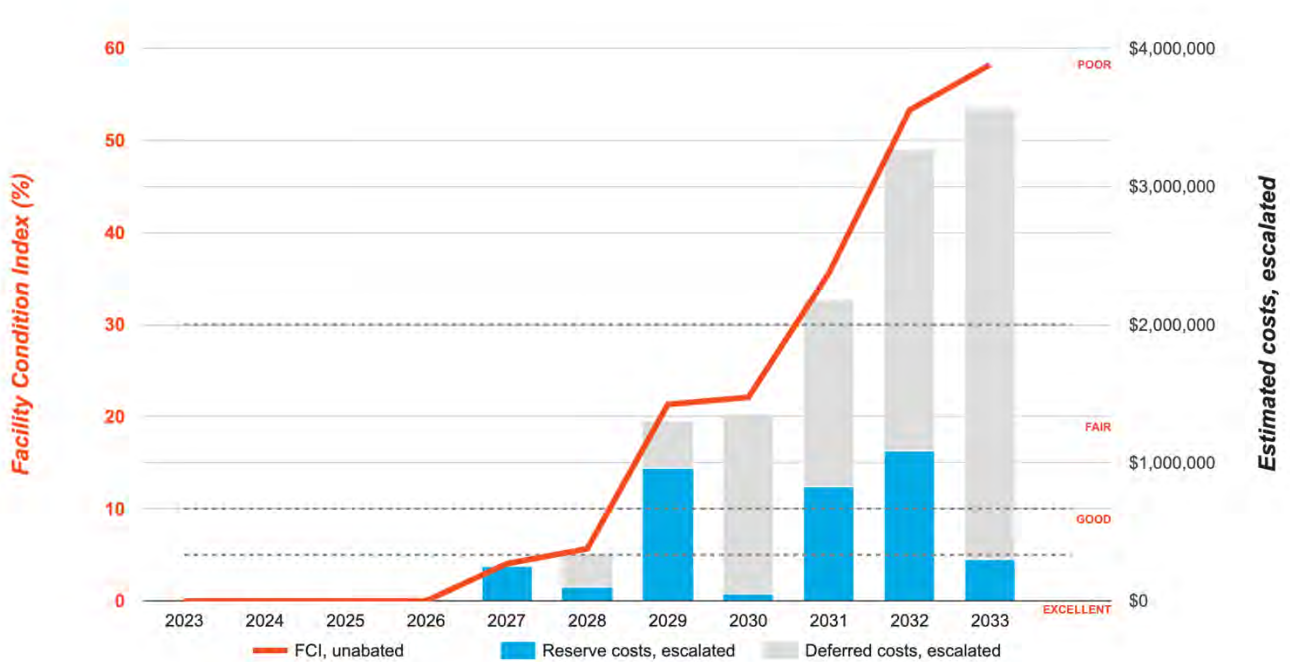
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: 005 - Sonora High School Building 100

Replacement Value: \$6,122,100

Inflation Rate: 3.0%

Average Needs per Year: \$324,100

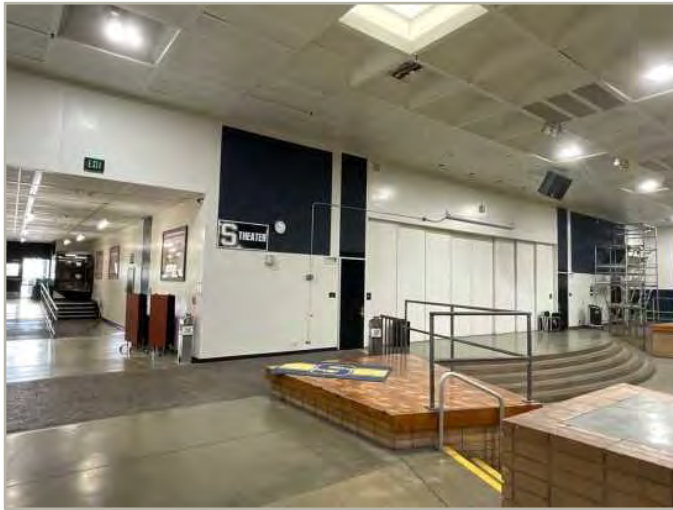


Administration (Building 100): Key Findings

No Key Findings for this location



3. Lecture Hall (Building 200)



Lecture Hall (Building 200): Systems Summary

Address	401 South Palm Street, La Habra, California 90631	
Constructed/Renovated	1966	
Building Size	5,343 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Concrete reinforced steel framed structure with cast-in-place floor and concrete pad column footing foundation system	Fair
Façade	Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board, ceramic tile Floors: Carpet, stage flooring, sealed concrete Ceilings: Suspended ACT	Fair
Elevators	Wheelchair lift	Fair
Plumbing	None	--
HVAC	Non-Central System: Packaged units and exhaust fans Supplemental components: Ductless split-system	Fair

Lecture Hall (Building 200): Systems Summary

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

Lecture Hall (Building 200): 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	-	-	\$11,455	-	\$50,348	\$61,803
Roofing	-	-	-	\$70,050	-	\$70,050
Interiors	-	-	-	\$42,280	\$107,102	\$149,382
Conveying	-	-	-	-	\$67,425	\$67,425
Plumbing	-	-	-	-	\$7,485	\$7,485
HVAC	-	-	\$88,605	-	\$41,198	\$129,803
Fire Protection	-	-	-	-	\$49,937	\$49,937
Electrical	-	-	\$814	-	\$42,223	\$43,037
Fire Alarm & Electronic Systems	-	-	-	\$50,322	-	\$50,322
Equipment & Furnishings	-	-	-	\$20,863	\$119,745	\$140,608
Site Utilities	-	-	-	\$5,311	-	\$5,311
TOTALS (3% inflation)	-	-	\$100,900	\$188,900	\$485,500	\$775,300

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

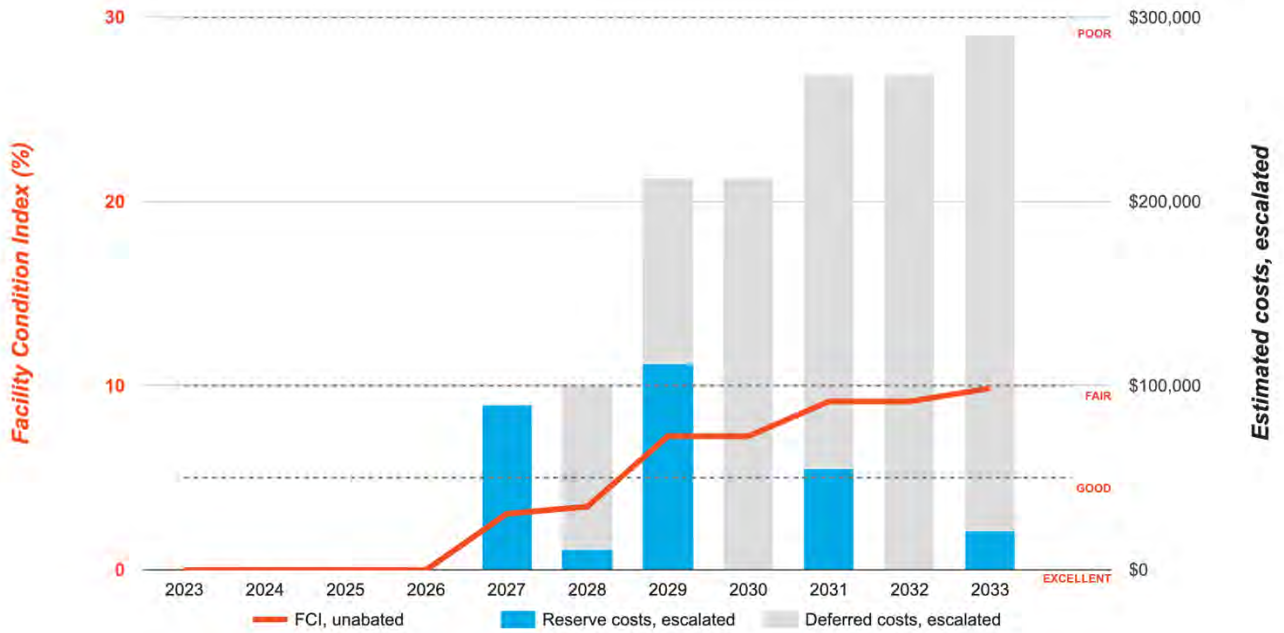
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: 005 - Sonora High School Building 200

Replacement Value: \$2,938,700

Inflation Rate: 3.0%

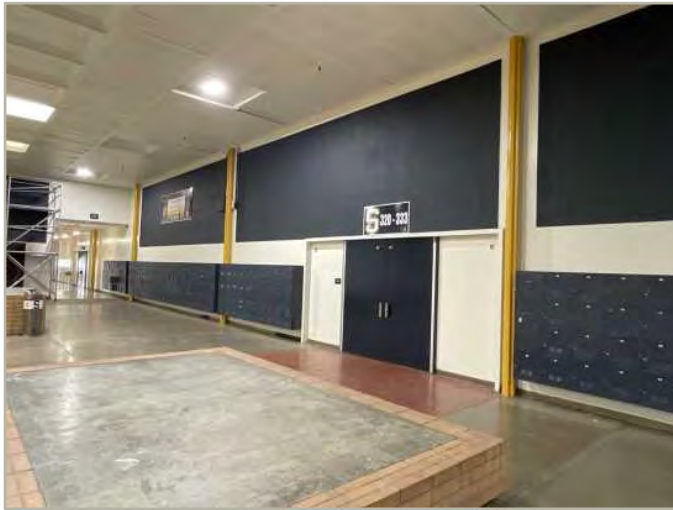
Average Needs per Year: \$26,400



Lecture Hall (Building 200): Key Findings

No Key Findings for this location

4. Academic (Building 300)



Academic (Building 300): Systems Summary

Address	401 South Palm Street, La Habra, California 90631	
Constructed/Renovated	1966	
Building Size	47,905 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Concrete reinforced steel framed structure with cast-in-place floor and concrete pad column footing foundation system	Fair
Façade	Wall Finish: Stucco Secondary Wall Finish: Brick Windows: Aluminum	Fair
Roof	Flat construction with TPO finish	Good
Interiors	Walls: Painted gypsum board Floors: VCT, carpet, sealed concrete, epoxy Ceilings: Suspended ACT	Fair
Elevators	None	--
Plumbing	None	--
HVAC	Non-Central System: Packaged units and exhaust fans	Fair

Academic (Building 300): Systems Summary

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

Academic (Building 300): 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	-	-	\$14,829	-	\$53,812	\$68,641
Roofing	-	-	-	-	\$1,377,500	\$1,377,500
Interiors	-	-	\$298,446	\$131,096	\$790,042	\$1,219,584
Plumbing	-	-	-	-	-	-
HVAC	-	-	\$489,419	-	\$308,976	\$798,395
Fire Protection	-	-	-	-	\$447,736	\$447,736
Electrical	-	-	-	\$132,805	\$1,160,859	\$1,293,664
Fire Alarm & Electronic Systems	-	-	-	\$242,620	-	\$242,620
Equipment & Furnishings	-	-	-	\$2,086	\$2,803	\$4,889
Site Utilities	-	-	-	\$10,314	-	\$10,314
TOTALS (3% inflation)	-	-	\$802,700	\$519,000	\$4,141,800	\$5,463,500

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

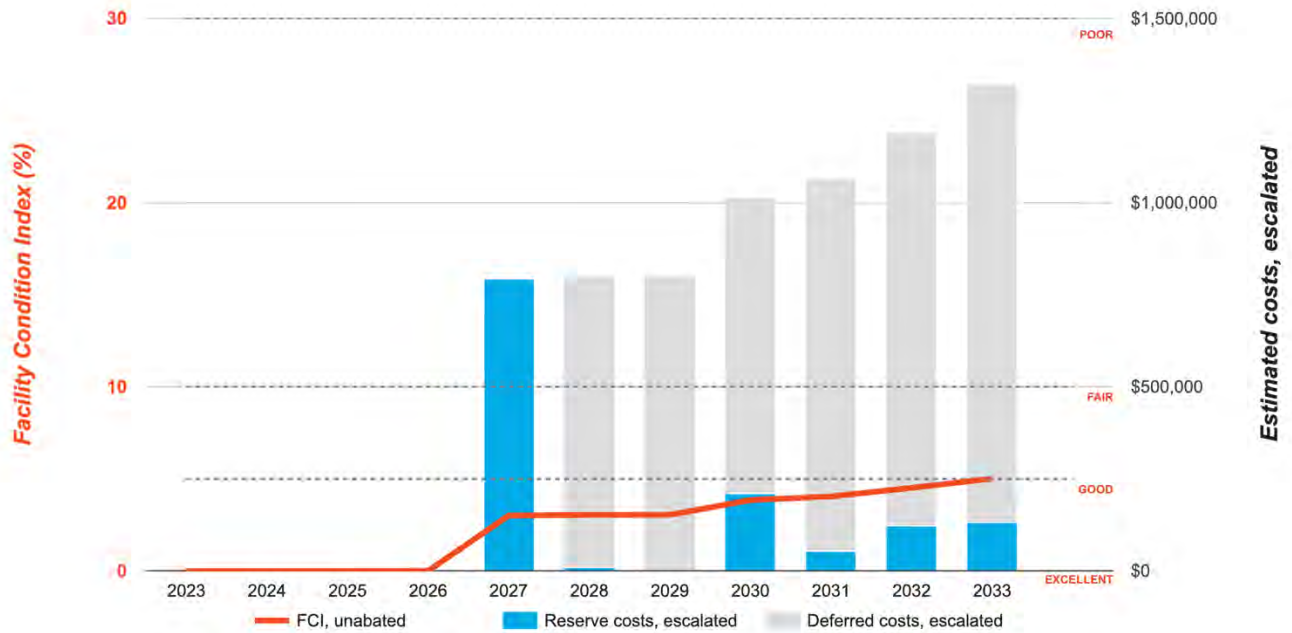
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: 005 - Sonora High School Building 300

Replacement Value: \$26,347,800

Inflation Rate: 3.0%

Average Needs per Year: \$120,200

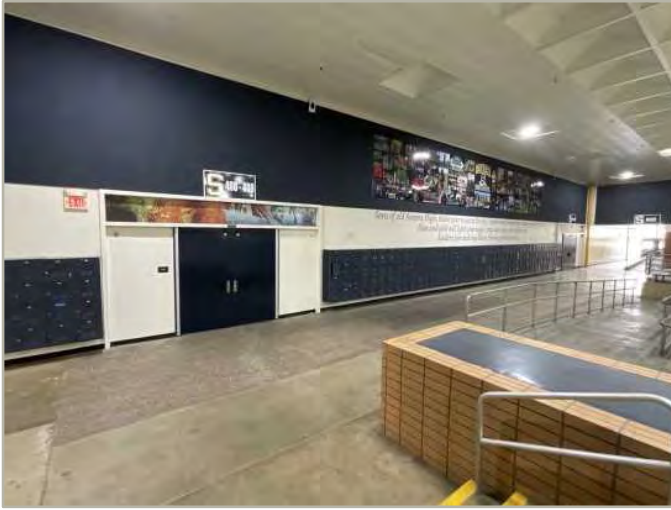


Academic (Building 300): Key Findings

No Key Findings for this location



5. Math and Science (Building 400)



Math and Science (Building 400): Systems Summary

Address	401 South Palm Street, La Habra, California 90631	
Constructed/Renovated	1966	
Building Size	19,942 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Concrete reinforced steel framed structure with cast-in-place floor and concrete pad column footing foundation system	Fair
Façade	Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Flat construction with TPO finish	Good
Interiors	Walls: Painted gypsum board Floors: VCT, carpet, sealed concrete Ceilings: Suspended ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: None Fixtures: Sinks in classrooms	Fair
HVAC	Non-Central System: Packaged units and exhaust fans	Fair

Math and Science (Building 400): Systems Summary

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

Math and Science (Building 400): 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	-	-	\$22,244	\$11,067	\$41,109	\$74,420
Roofing	-	-	-	-	\$661,613	\$661,613
Interiors	-	-	\$131,149	\$33,760	\$317,082	\$481,991
Plumbing	-	-	-	-	\$456,563	\$456,563
HVAC	-	-	\$210,189	\$15,732	\$128,621	\$354,542
Fire Protection	-	-	-	-	\$186,384	\$186,384
Electrical	-	-	\$1,119	-	\$251,627	\$252,746
Fire Alarm & Electronic Systems	-	-	-	\$191,697	-	\$191,697
Equipment & Furnishings	-	-	-	\$124,362	\$26,060	\$150,422
Site Utilities	-	-	-	\$5,156	-	\$5,156
TOTALS (3% inflation)	-	-	\$364,800	\$381,800	\$2,069,100	\$2,815,700

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

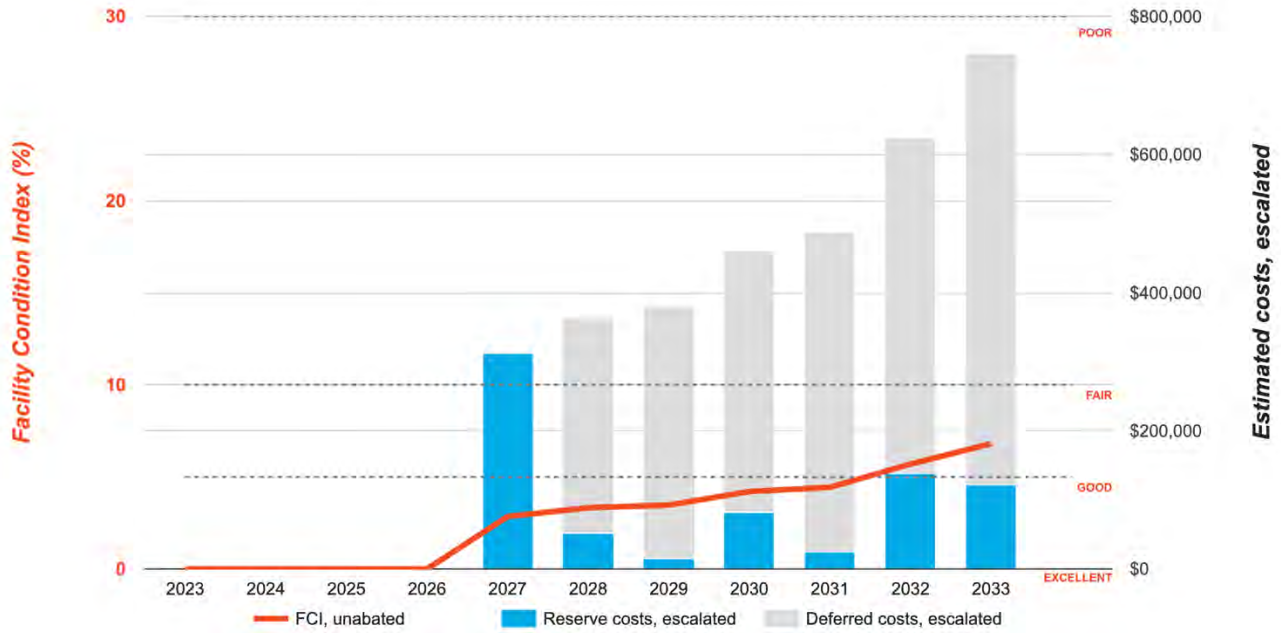
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: 005 - Sonora High School Building 400

Replacement Value: \$10,968,100

Inflation Rate: 3.0%

Average Needs per Year: \$67,900

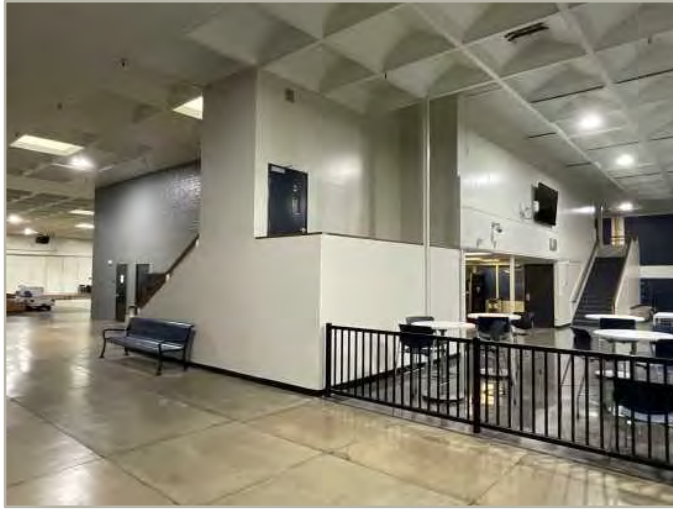


Math and Science (Building 400): Key Findings

No Key Findings for this location



6. Resource Center (Building 500)



Resource Center (Building 500): Systems Summary

Address	401 South Palm Street, La Habra, California 90631	
Constructed/Renovated	1966	
Building Size	6,311 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Concrete reinforced steel framed structure with cast-in-place floor and concrete pad column footing foundation system	Fair
Façade	Wall Finish: Painted brick Windows: Aluminum	Fair
Roof	Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board, ceramic tile Floors: VCT, carpet, ceramic tile Ceilings: Painted gypsum board, suspended ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: None Fixtures: Toilets, urinals, and sinks in restrooms	Fair
HVAC	Non-Central System: Packaged units and exhaust fans Supplemental components: Split-system	Fair

Resource Center (Building 500): Systems Summary

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

Resource Center (Building 500): 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	-	-	\$13,365	-	\$26,932	\$40,297
Roofing	-	-	-	\$82,740	\$50,876	\$133,616
Interiors	-	-	\$47,576	\$23,478	\$144,562	\$215,616
Plumbing	-	-	-	-	\$30,210	\$30,210
HVAC	-	-	\$125,732	\$3,438	\$64,079	\$193,249
Fire Protection	-	-	-	-	\$58,984	\$58,984
Electrical	-	-	-	\$40,685	\$31,953	\$72,638
Fire Alarm & Electronic Systems	-	-	-	\$79,694	-	\$79,694
Equipment & Furnishings	-	-	\$1,909	\$11,815	\$2,974	\$16,698
TOTALS (3% inflation)	-	-	\$188,600	\$241,900	\$410,600	\$841,100

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

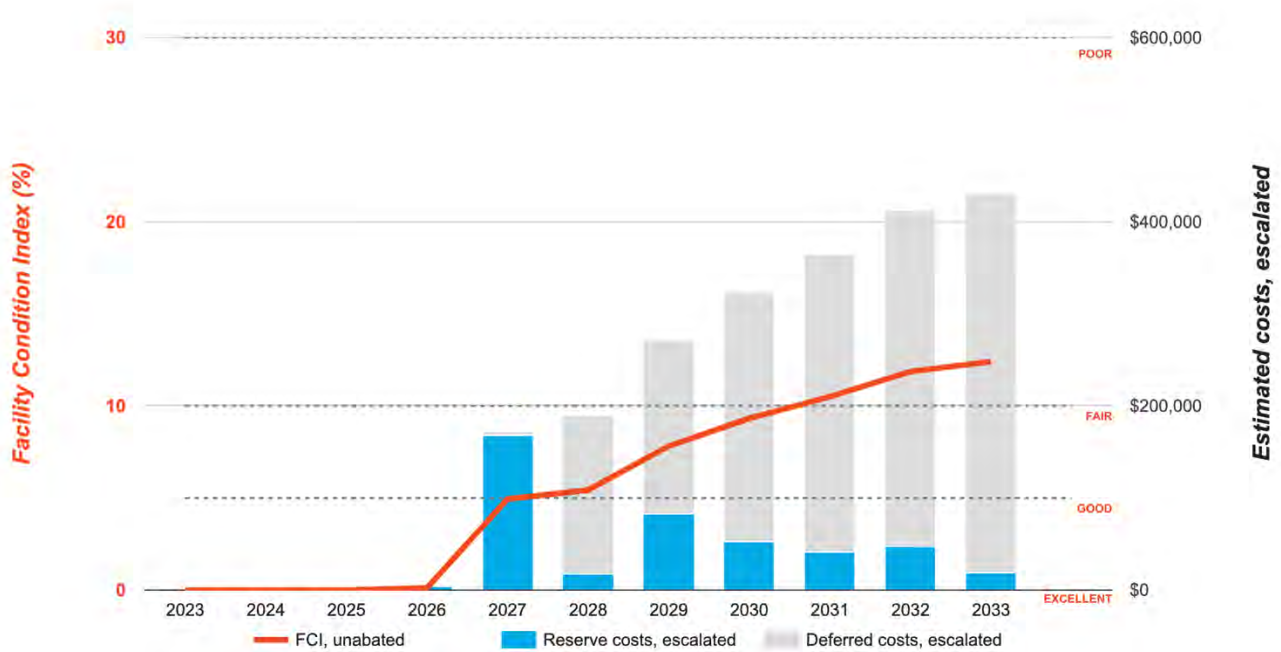
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: 005 - Sonora High School Building 500

Replacement Value: \$3,471,100

Inflation Rate: 3.0%

Average Needs per Year: \$39,200

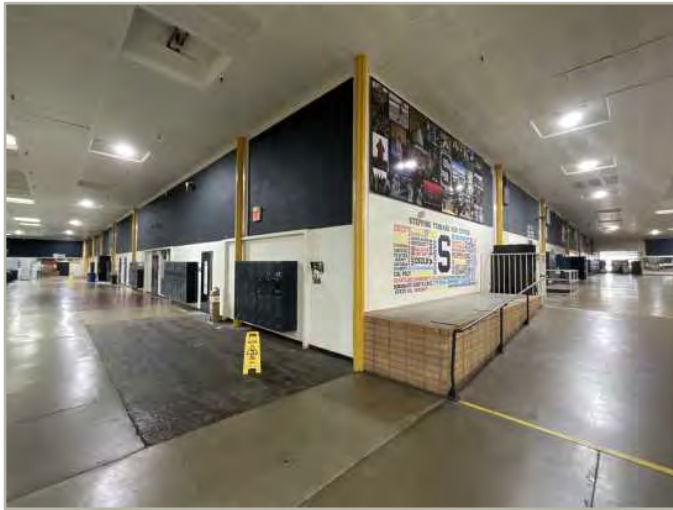


Resource Center (Building 500): Key Findings

No Key Findings for this location



7. Industrial and Fine Arts (Building 600)



Industrial and Fine Arts (Building 600): Systems Summary

Address	401 South Palm Street, La Habra, California 90631	
Constructed/Renovated	1966	
Building Size	36,185 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Concrete reinforced steel framed structure with cast-in-place floor and concrete pad column footing foundation system	Fair
Façade	Wall Finish: Stucco Secondary Wall Finish: Brick Windows: Aluminum	Fair
Roof	Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board, ceramic tile Floors: Carpet, LVT, ceramic tile, sealed concrete, rubber tile, elastomeric Ceilings: Painted gypsum board, suspended ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste and Fixtures: Toilets and sinks in restrooms	Fair
HVAC	Non-Central System: Packaged units and exhaust fans	Fair

Industrial and Fine Arts (Building 600): Systems Summary

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

Industrial and Fine Arts (Building 600): 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	-	-	\$12,975	-	\$49,891	\$62,866
Roofing	-	-	-	\$478,245	\$1,689	\$479,934
Interiors	-	-	\$284,851	\$128,635	\$786,987	\$1,200,473
Plumbing	-	-	-	\$28,920	\$809,273	\$838,193
HVAC	-	-	\$411,492	\$33,104	\$253,736	\$698,332
Fire Protection	-	-	-	-	\$338,196	\$338,196
Electrical	-	-	\$1,679	\$122,475	\$898,228	\$1,022,382
Fire Alarm & Electronic Systems	-	-	-	\$361,080	-	\$361,080
Equipment & Furnishings	-	-	-	\$89,739	-	\$89,739
Site Utilities	-	-	-	\$6,876	-	\$6,876
TOTALS (3% inflation)	-	-	\$711,000	\$1,249,100	\$3,138,000	\$5,098,100

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

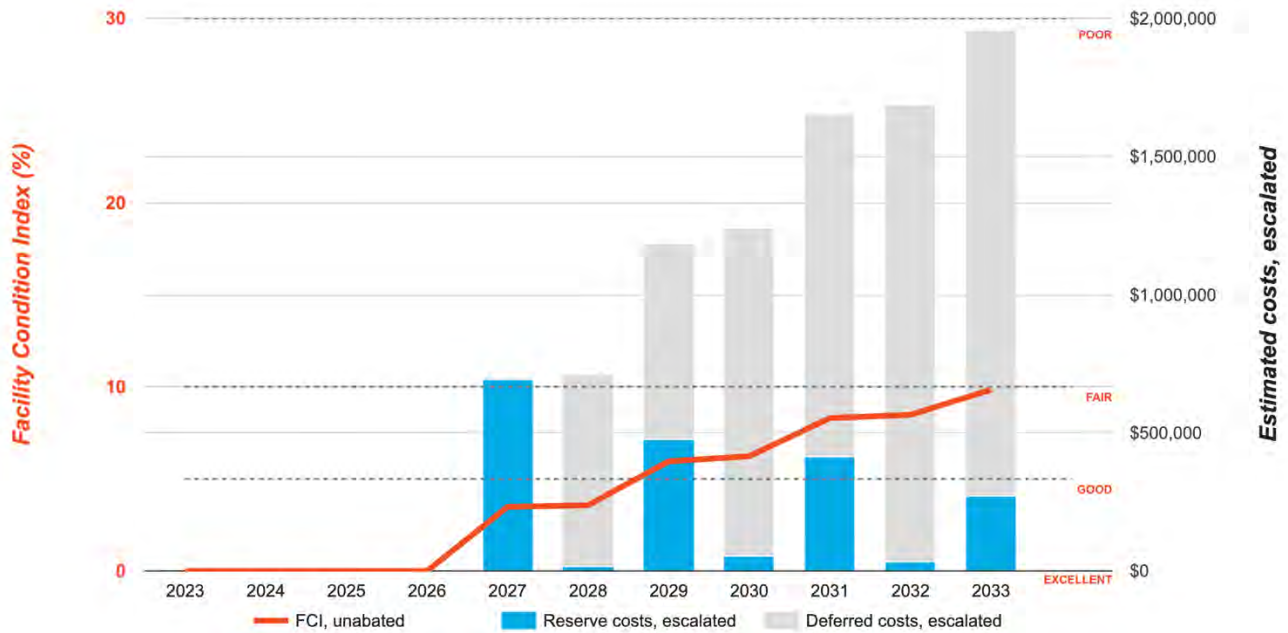
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: 005 - Sonora High School Building 600

Replacement Value: \$19,901,800

Inflation Rate: 3.0%

Average Needs per Year: \$178,200



Industrial and Fine Arts (Building 600): Key Findings

No Key Findings for this location

8. Shower and Locker (Building 700)



Shower and Locker (Building 700): Systems Summary

Address	401 South Palm Street, La Habra, California 90631	
Constructed/Renovated	1966/2023	
Building Size	16,734 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Concrete reinforced steel framed structure with cast-in-place floor and concrete pad column footing foundation system	Fair
Façade	Wall Finish: Stucco Secondary Wall Finish: Brick Windows: Aluminum	Fair
Roof	Flat construction with modified bituminous finish Secondary: Flat construction with TPO finish	Fair
Interiors	Walls: Painted gypsum board, ceramic tile Floors: VCT, LVT, ceramic tile, elastomeric, sealed concrete Ceilings: Painted gypsum board, suspended ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: None Fixtures: Toilets, urinals, showers, and sinks in restrooms	Fair
HVAC	Non-Central System: Packaged units and exhaust fans Supplemental components: Make-up air unit	Fair

Shower and Locker (Building 700): Systems Summary

Fire Suppression	Fire sprinkler system and extinguishers	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations	Fair
Equipment/Special	Pool equipment and pumps (currently under construction)	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Additional Studies	No additional studies are recommended for this building/site at this time.	
Key Issues and Findings	None observed at time of the assessment	
Key Spaces Not Observed	Pool and equipment room was under construction and inaccessible at time of the assessment	

Shower and Locker (Building 700): 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	-	-	\$18,537	-	\$106,000	\$124,537
Roofing	-	-	-	\$108,818	\$262,458	\$371,276
Interiors	-	-	\$95,752	\$344,089	\$321,336	\$761,177
Plumbing	-	-	-	\$4,051	\$455,564	\$459,615
HVAC	-	-	\$89,598	-	\$649,428	\$739,026
Electrical	-	-	\$1,630	\$144,771	\$154,175	\$300,576
Fire Alarm & Electronic Systems	-	-	-	\$177,868	-	\$177,868
Equipment & Furnishings	-	-	-	\$20,111	-	\$20,111
Site Utilities	-	-	-	\$5,156	-	\$5,156
TOTALS (3% inflation)	-	-	\$205,600	\$804,900	\$1,949,000	\$2,959,500

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

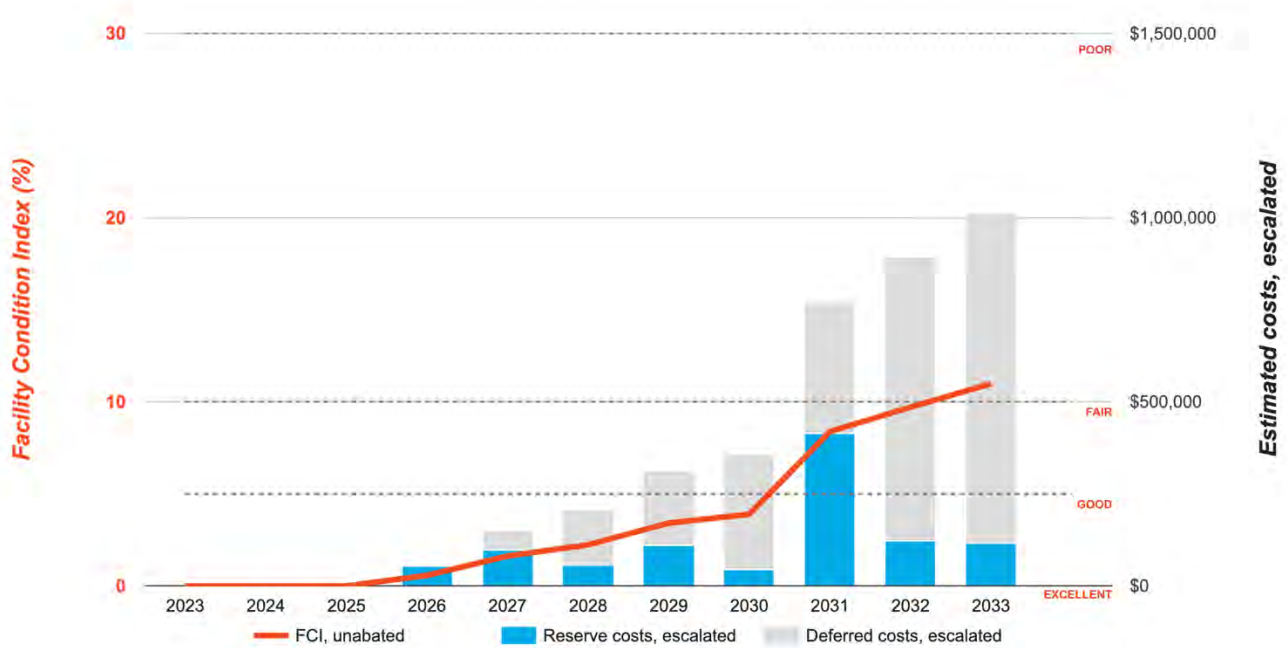
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: 005 - Sonora High School Building 700

Replacement Value: \$9,203,700

Inflation Rate: 3.0%

Average Needs per Year: \$91,900

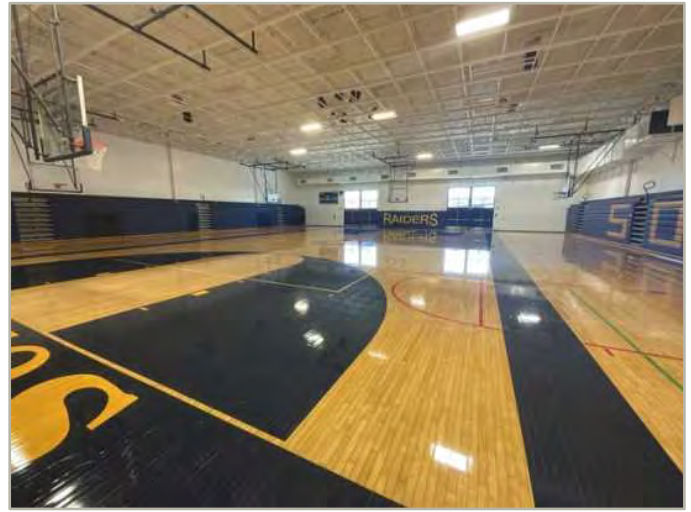


Shower and Locker (Building 700): Key Findings

No Key Findings for this location



9. Gymnasium (Building 800)



Gymnasium (Building 800): Systems Summary

Address	401 South Palm Street, La Habra, California 90631	
Constructed/Renovated	1966	
Building Size	13,714 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Concrete reinforced steel framed structure with cast-in-place floor and concrete pad column footing foundation system	Fair
Façade	Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Flat construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board, fabric paneling Floors: Wood, carpet Ceilings: Metal sheeting	Fair
Elevators	None	--
Plumbing	None	Fair
HVAC	Non-Central System: Packaged units and exhaust fans	Fair

Gymnasium (Building 800): Systems Summary

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

Gymnasium (Building 800): 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	-	-	\$29,659	-	\$70,069	\$99,728
Roofing	-	-	-	-	\$300,566	\$300,566
Interiors	-	\$16,964	\$34,367	\$91,658	\$186,815	\$329,804
Plumbing	-	-	-	-	\$8,424	\$8,424
HVAC	-	-	\$22,147	\$4,051	\$385,917	\$412,115
Electrical	-	-	\$1,630	\$110,545	\$65,728	\$177,903
Fire Alarm & Electronic Systems	-	-	-	\$149,423	-	\$149,423
Equipment & Furnishings	-	-	-	-	\$187,858	\$187,858
Site Utilities	-	-	-	\$3,438	-	\$3,438
Site Development	-	-	-	-	\$124,876	\$124,876
TOTALS (3% inflation)	-	\$17,000	\$87,900	\$359,200	\$1,330,300	\$1,794,400

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

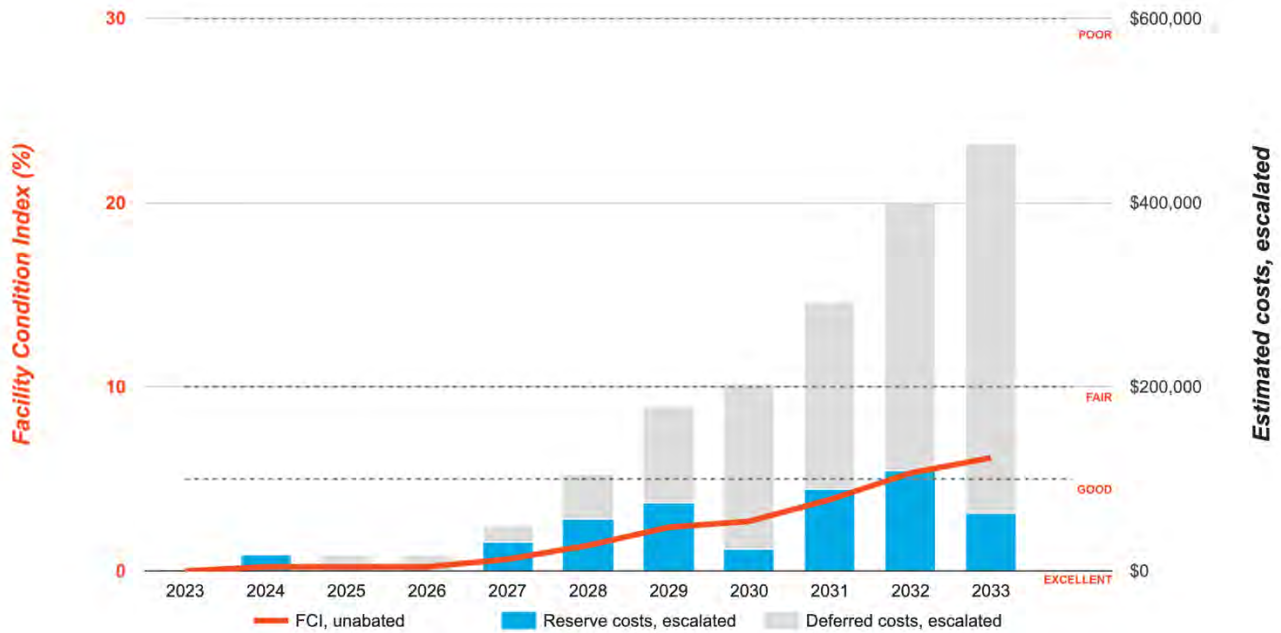
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: 005 - Sonora High School Building 800

Replacement Value: \$7,542,700

Inflation Rate: 3.0%

Average Needs per Year: \$42,200



Gymnasium (Building 800): Key Findings



Flooring in Poor condition.

Carpet, Commercial Standard
 Building 800 005 - Sonora High School
 Throughout building

Uniformat Code: C2030
 Recommendation: **Replace in 2024**

Priority Score: **81.8**

Plan Type:
 Performance/Integrity

Cost Estimate: \$16,500

\$\$\$\$

Stained and worn - AssetCALC ID: 6880411

10. Classrooms (Building 900)



Classrooms (Building 900): Systems Summary

Address	401 South Palm Street, La Habra, California 90631	
Constructed/Renovated	2004	
Building Size	21,402 SF	
Number of Stories	2 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Concrete reinforced steel framed structure with cast-in-place floor and concrete pad column footing foundation system	Fair
Façade	Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board, ceramic tile Floors: VCT, carpet, ceramic tile Ceilings: Painted gypsum board, suspended ACT	Fair
Elevators	One hydraulic elevator serving all floors	Fair
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Electric water heater Fixtures: Toilets, urinals, and sinks in restrooms	Fair
HVAC	Non-Central System: Packaged units and exhaust fans	Fair

Classrooms (Building 900): Systems Summary

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

Classrooms (Building 900): 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	-	-	-	\$43,265	\$90,856	\$134,121
Roofing	-	-	-	\$177,074	\$2,223	\$179,297
Interiors	-	-	-	\$254,646	\$398,004	\$652,650
Conveying	-	-	-	\$3,933	\$115,921	\$119,854
Plumbing	-	-	-	\$4,297	\$162,082	\$166,379
HVAC	-	-	-	\$305,165	\$150,837	\$456,002
Fire Protection	-	-	-	-	\$18,692	\$18,692
Electrical	-	-	\$1,087	-	\$202,896	\$203,983
Fire Alarm & Electronic Systems	-	-	-	\$230,876	-	\$230,876
Equipment & Furnishings	-	-	-	\$26,221	\$82,187	\$108,408
Site Utilities	-	-	-	-	\$9,119	\$9,119
TOTALS (3% inflation)	-	-	\$1,100	\$1,045,500	\$1,232,900	\$2,279,500

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

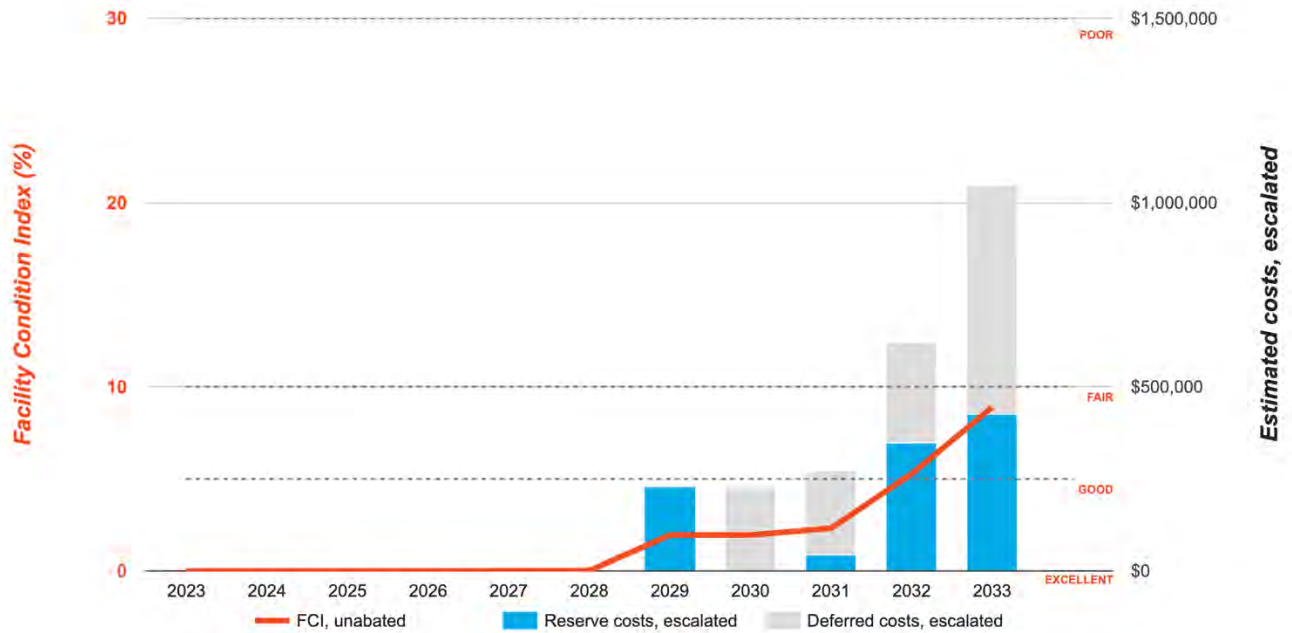
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: 005 - Sonora High School Building 900

Replacement Value: \$11,771,100

Inflation Rate: 3.0%

Average Needs per Year: \$95,200



Classrooms (Building 900): Key Findings

No Key Findings for this location



11. New Gymnasium Building



New Gymnasium Building: Systems Summary

Address	401 South Palm Street, La Habra, California 90631	
Constructed/Renovated	2019	
Building Size	24,732 SF	
Number of Stories	2 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Concrete reinforced steel framed structure with cast-in-place floor and concrete pad column footing foundation system	Good
Façade	Wall Finish: Stucco Secondary Wall Finish: Aluminum siding and curtain wall Windows: Aluminum	Good
Roof	Flat construction with TPO finish	Good
Interiors	Walls: Painted gypsum board, ceramic tile, fabric paneling Floors: VCT, sealed concrete, wood, rubber tile Ceilings: Painted gypsum board, suspended ACT, metal	Good
Elevators	One hydraulic elevator serving all floors	Good
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Electric water heater Fixtures: Toilets, urinals, and sinks in restrooms	Good
HVAC	Non-Central System: Packaged units and exhaust fans Supplemental components: Ductless split-system	Good

New Gymnasium Building: Systems Summary

Fire Suppression	Fire sprinkler system and extinguishers	Good
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Good
Fire Alarm	Smoke detectors, alarms, strobes, pull stations	Good
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Additional Studies	No additional studies are recommended for this building/site at this time.	
Key Issues and Findings	It was reported that the curtain wall windows were not properly weather stripped and it needs to be repaired for leaks	
Key Spaces Not Observed	All key areas of the property were accessible and observed.	

New Gymnasium 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	\$384	-	-	\$41,727	\$62,419	\$104,530
Roofing	-	-	-	-	\$658,975	\$658,975
Interiors	-	-	-	\$173,791	\$323,891	\$497,682
Conveying	-	-	-	-	\$22,487	\$22,487
Plumbing	-	-	-	-	\$26,407	\$26,407
HVAC	-	-	-	-	\$684,676	\$684,676
Fire Protection	-	-	-	-	-	-
Electrical	-	-	-	\$3,059	\$200,206	\$203,265
Fire Alarm & Electronic Systems	-	-	-	-	\$300,607	\$300,607
Equipment & Furnishings	-	-	-	-	\$1,078,322	\$1,078,322
Site Development	-	-	-	-	-	-
Site Utilities	-	-	-	-	\$21,143	\$21,143
TOTALS (3% inflation)	\$400	-	-	\$218,600	\$3,379,200	\$3,598,200

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

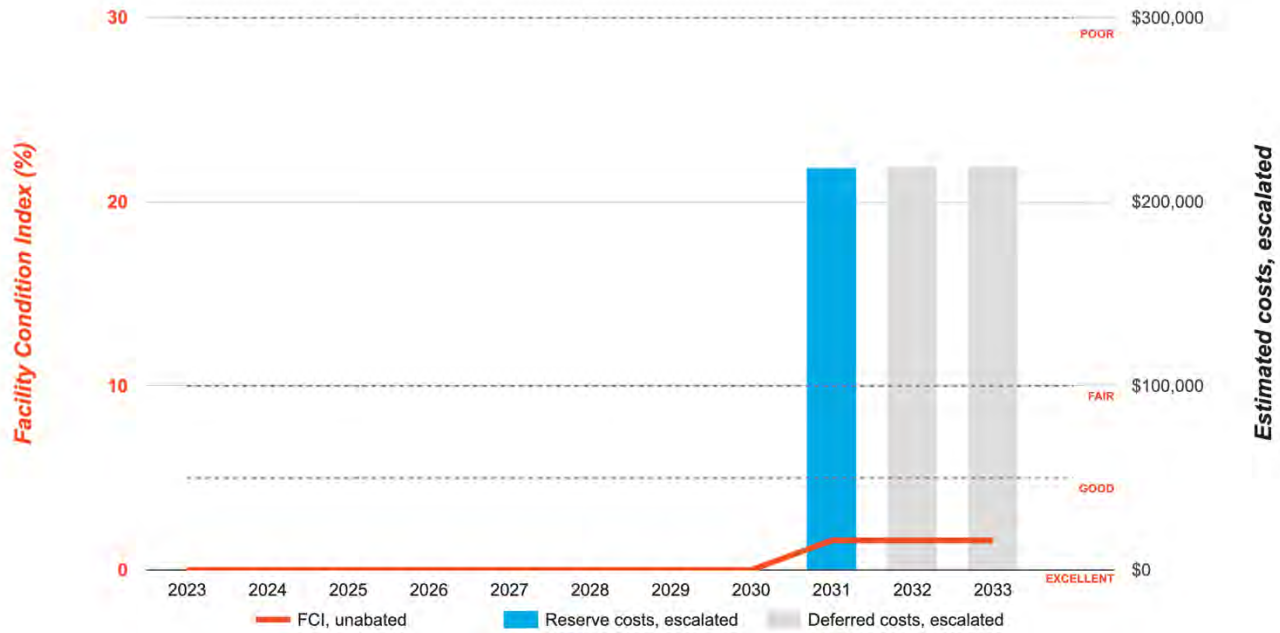
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: 005 - Sonora High School New Gymnasium Building

Replacement Value: \$13,602,600

Inflation Rate: 3.0%

Average Needs per Year: \$20,000



New Gymnasium Building: Key Findings



Caulking in Poor condition.

Window Edge/Trim, per LF
New Gymnasium Building 005 - Sonora High School Building Exterior

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

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$400

\$\$\$\$

It was reported that the window joints leak when raining. Builder did a poor job - AssetCALC ID: 6880553

12. Welding Shop



Welding Shop: Systems Summary

Address	401 South Palm Street, La Habra, California 90631	
Constructed/Renovated	2011	
Building Size	1,674 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Pre-engineered steel structure	Fair
Façade	Wall Finish: Aluminum siding Windows: None	Fair
Roof	Gable construction with metal finish	Fair
Interiors	Walls: Unfinished Floors: Unfinished Ceilings: Unfinished	--
Elevators	Wheelchair lift	Fair
Plumbing	None	--
HVAC	Non-Central System: Exhaust fans	Fair

Welding Shop: Systems Summary

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

Welding Shop: 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	-	-	-	-	\$16,261	\$16,261
Conveying	-	-	-	-	\$27,411	\$27,411
HVAC	-	-	-	-	\$7,739	\$7,739
Fire Protection	-	-	-	-	\$31,777	\$31,777
Electrical	-	-	-	\$10,477	\$71,376	\$81,853
Fire Alarm & Electronic Systems	-	-	-	\$6,984	-	\$6,984
Special Construction & Demo	-	-	-	-	-	-
Site Utilities	-	-	-	\$1,668	-	\$1,668
TOTALS (3% inflation)	-	-	-	\$19,200	\$154,600	\$173,800

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

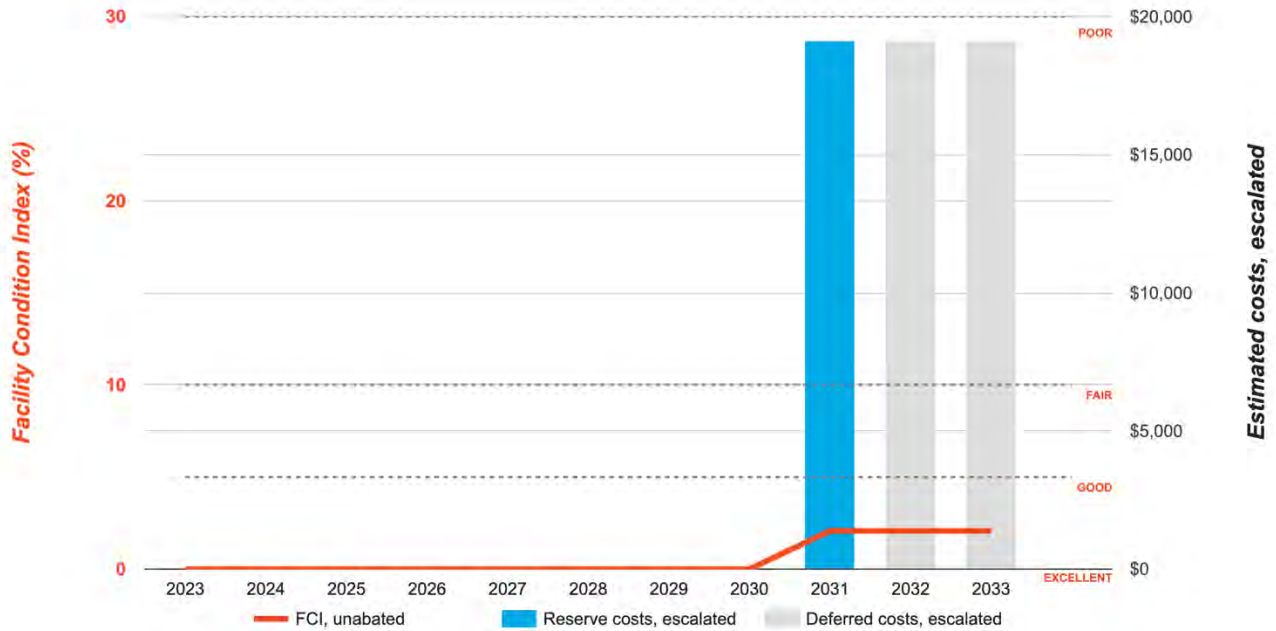
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: 005 - Sonora High School Welding Shop

Replacement Value: \$920,700

Inflation Rate: 3.0%

Average Needs per Year: \$1,800



Welding Shop: Key Findings

No Key Findings for this location



13. Site Summary



Site Information

<i>System</i>	<i>Description</i>	<i>Condition</i>
Pavement/Flatwork	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs Solar carports	Fair
Site Development	Building-mounted signage; chain link fencing; CMU wall dumpster enclosures Grass sports fields and basketball courts with bleachers, dugouts, fencing, and site lights Heavily furnished with park benches, picnic tables, trash receptacles Outdoor swimming pool (currently under construction)	Fair
Landscaping and Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation present Limited slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED Building-mounted: LED Pedestrian walkway and landscape accent lighting	Fair
Ancillary Structures	Storage sheds and agricultural structures	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Additional Studies	No additional studies are recommended for this building/site at this time	
Key Issues and Findings	None observed at time of assessment.	

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
Plumbing	-	-	-	-	\$32,875	\$32,875
Electrical	-	-	-	-	\$372,688	\$372,688
Equipment & Furnishings	-	-	-	\$70,829	-	\$70,829
Special Construction & Demo	-	-	-	-	\$339,910	\$339,910
Site Development	-	\$41,935	\$269,214	\$107,218	\$1,306,141	\$1,724,508
Site Utilities	-	-	-	-	\$185,353	\$185,353
Site Pavement	-	\$125,280	-	\$145,234	\$1,673,077	\$1,943,591
TOTALS (3% inflation)	-	\$167,300	\$269,300	\$323,300	\$3,910,100	\$4,670,000

Site: Key Findings

No Key Findings for this location

14. Property Space Use and Observed Areas

Areas Observed

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

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

15. 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 1966 with additional buildings added and renovated in phases over time.

During the interview process with the client representatives, no complaints or pending litigation associated with potential accessibility issues within the campus was reported.

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.

16. 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.

17. Opinions of Probable Costs

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

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

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

Methodology

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

Exceedingly Aged

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

18. Certification

The DLR Group (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Sonora High School, 401 South Palm Street, La Habra, California 90631, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

Prepared by: Bradley Fleming,
Project Manager

Reviewed by:



Al Diefert,
Technical Report Reviewer for
Gregg Young,
Program Manager
Gregg.Young@bureauveritas.com
800.733.0660

19. Appendices

- Appendix A: Photolog
- Appendix B: Site Plan
- Appendix C: Pre-Survey Questionnaire
- Appendix D: Accessibility Review and Photos
- Appendix E: Component Condition Report
- Appendix F: Replacement Reserves
- Appendix G: Prior ADA Studies

Appendix A:

Photolog

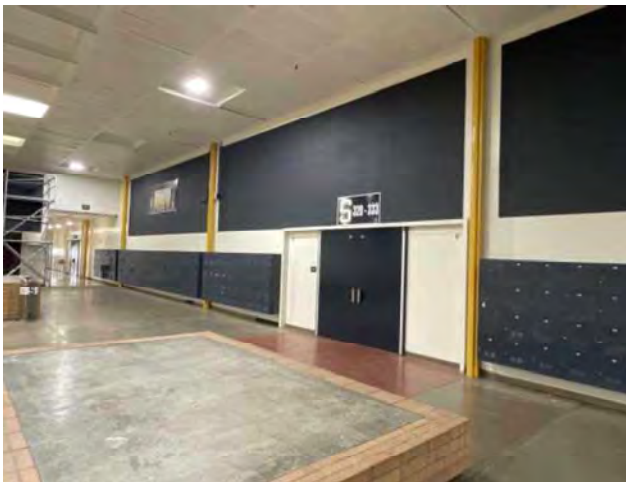
Photographic Overview



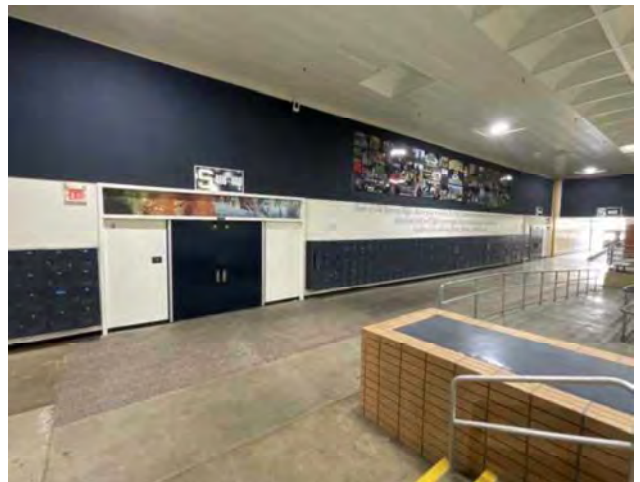
1 - BUILDING 100



2 - BUILDING 200



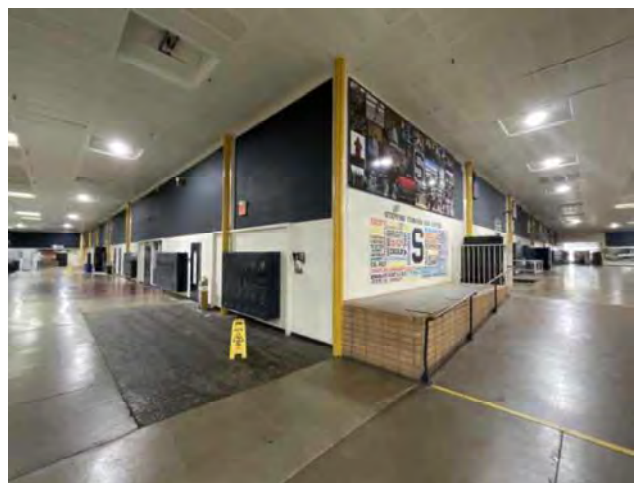
3 - BUILDING 300



4 - BUILDING 400



5 - BUILDING 500



6 - BUILDING 600



Photographic Overview



7 - BUILDING 700



8 - BUILDING 800



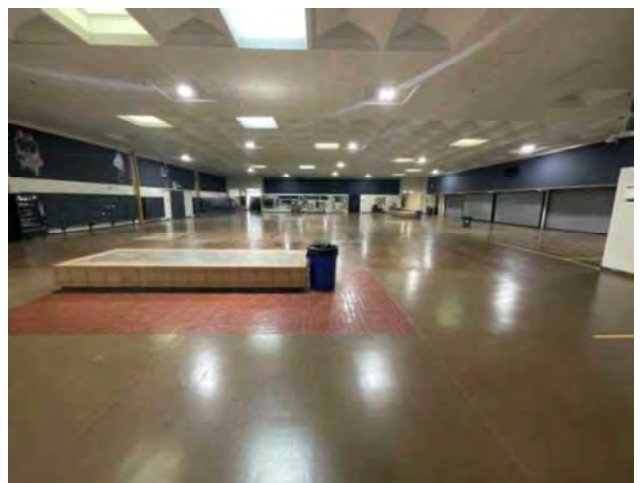
9 - BUILDING 900



10 - NEW GYMNASIUM BUILDING



11 - WELDING SHOP



12 - COMMON AREAS



Photographic Overview



13 - ROOFING



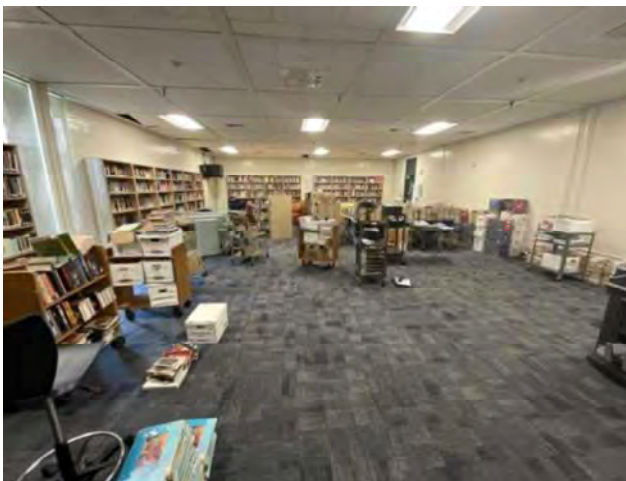
14 - ROOFING



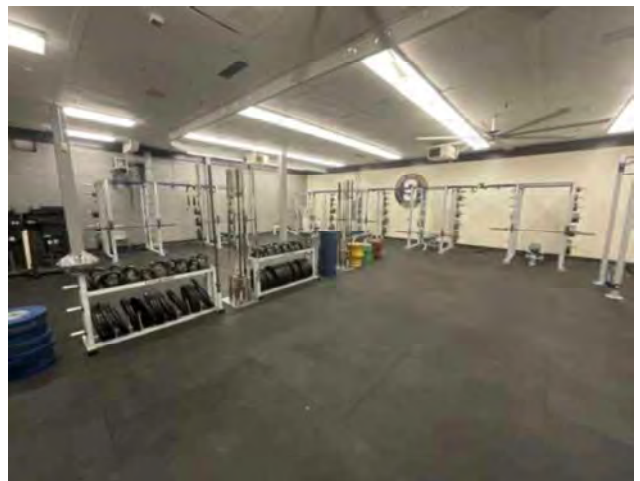
15 - GYMNASIUM



16 - KITCHEN



17 - LIBRARY



18 - FITNESS CENTER



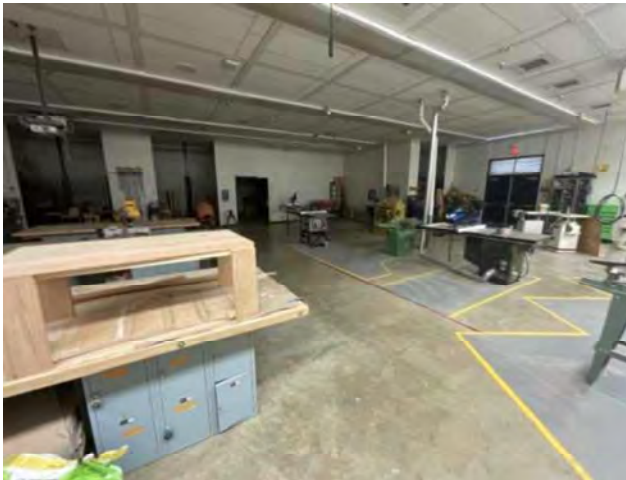
Photographic Overview



19 - NEW GYMNASIUM



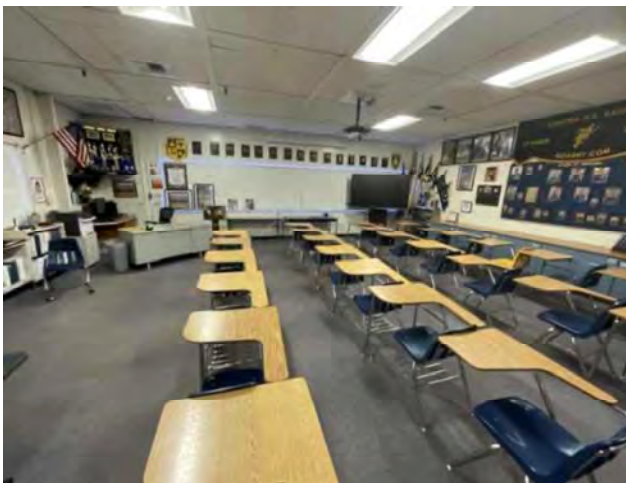
20 - POOL EQUIPMENT ROOM (UNDER CONSTRUCTION)



21 - WOOD SHOP



22 - RESTROOM



23 - CLASSROOM



24 - WRESTLING ROOM



Photographic Overview



25 - SOLAR POWER



26 - PASSENGER ELEVATOR



27 - MAKE-UP AIR UNIT



28 - SWITCHBOARD



29 - PACKAGED UNIT



30 - WATER HEATER

Photographic Overview



31 - ACCESSIBILITY PARKING



32 - COW FARM



33 - BASEBALL FEILD



34 - TENNIS COURTS



35 - POOL (UNDER CONSTRUCTION)



36 - GREENHOUSE





Appendix B:

Site Plan



Site Plan



 BUREAU VERITAS	Project Number	Project Name	 N
	162347.23R000-005.017	Sonora High School	
	Source	On-Site Date	
	Google	July 27-31, 2023	

Appendix C:

Pre-Survey Questionnaire

BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name: Main Bldg
Name of person completing form: JOE TESSANNE
Title / Association with property: Maintenance Supervisor
Length of time associated w/ property: _____
Date Completed: 07 20 2023
Phone Number: _____
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	1967		
2	Building size in SF	194,638		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade		
		Roof	2016-17 2021	300 wing new roof / singleply 400 " " " "
		interiors		
		HVAC	2023	small Gym 50 ton units
		Electrical	2022-23	Solar
		Site Pavement		
	Accessibility			
Question		Response		
4	List other significant capital improvements (focus on recent years; provide approximate date).	Pool replacement / currently		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.			

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

Question		Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		+			
8	Are there any wall, window, basement or roof leaks?	+				South side 300 bldg. panels next to doors
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?		+			
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?		+			
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		+			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?		+			
14	Is the electrical service outdated, undersized, or otherwise problematic?		+			
15	Are there any problems or inadequacies with exterior lighting?	X				North side old sym
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		+			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		+			
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.			+		
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?			+		
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?			+		

BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name: Boys locker room
Name of person completing form: JOB TESSANIG
Title / Association with property: Maintenance Supervisor
Length of time associated w/ property: _____
Date Completed: 07 26 2023
Phone Number: _____
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	1967		
2	Building size in SF	8,352		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
Question		Response		
4	List other significant capital improvements (focus on recent years; provide approximate date).	2004 - 2010 - modernization doors, hardware - panics		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.			

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

Question		Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?		X			
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			
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			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.			X		
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?			X		
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?			X		

BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name: Girls locker room
Name of person completing form: JOE TESSARIE
Title / Association with property: Maintenance Supervisor
Length of time associated w/ property: _____
Date Completed: 06 26 2023
Phone Number: _____
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	1967		
2	Building size in SF	8,382		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
Question		Response		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.			

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

Question		Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?		X			
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			
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			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.			X		
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?			X		
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?			X		

BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name: Mod Tech / 900 bldg
Name of person completing form: JOE TESSANNE
Title / Association with property: Maintenance Supervisor
Length of time associated w/ property: _____
Date Completed: 07 26 2023
Phone Number: _____
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	2004		
2	Building size in SF	21,402		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade		
		Roof		
		Interiors	ongoing	small change inside class rooms remove counters - chair rail
		HVAC		
		Electrical	2022/23	Solar
		Site Pavement		
		Accessibility		
Question		Response		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.			

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

Question		Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?		X			
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			
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			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.			X		
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?			X		
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?			X		

BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name: Gymnasium
Name of person completing form: JOE TESSANNE
Title / Association with property: Maintenance Supervisor
Length of time associated w/ property: _____
Date Completed: 06 26 2023
Phone Number: _____
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	2019		
2	Building size in SF	24,732		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
Question		Response		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.			

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

Question		Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?	X				caulking @ Joints of tilt up is done incorrect. - builder latent defect
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				sewer drain on south side of bldg.
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			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?	X				see # 8
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.			X		
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?			X		
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?			X		

BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name: Welding shop
Name of person completing form: JOE TESSANNE
Title / Association with property: Maintenance Supervisor
Length of time associated w/ property: _____
Date Completed: _____
Phone Number: _____
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	2011		
2	Building size in SF	11674		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
Question		Response		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.			

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

Question		Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?		X			
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			
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	X			maxed out
15	Are there any problems or inadequacies with exterior lighting?	X				currently setting quotes to replace wallpacks
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.			X		
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?			X		
20	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: Sonora High School

BV Project Number: 162347.23R000-005.017

Abbreviated Accessibility Checklist

Facility History & Interview

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

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL

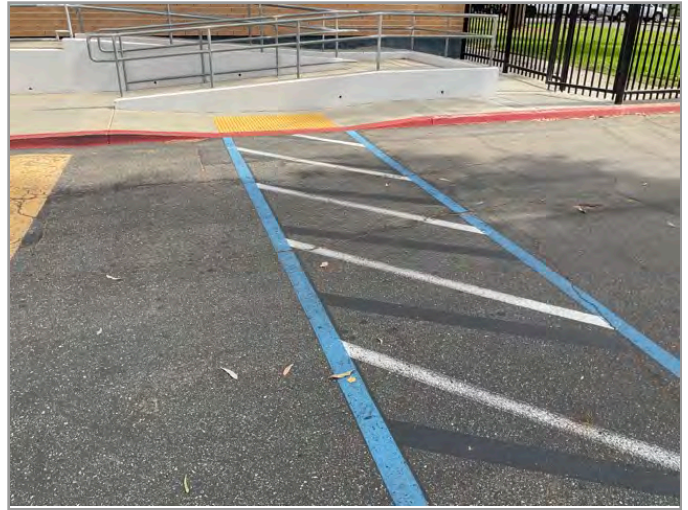
Question		Yes	No	NA	Comments
1	Does the required number of standard ADA designated spaces appear to be provided ?	✗			
2	Does the required number of van-accessible designated spaces appear to be provided ?	✗			
3	Are accessible spaces on the shortest accessible route to an accessible building entrance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

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE RAMP



ACCESSIBLE PATH

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

7	Do ramps on an accessible route appear to have compliant end and intermediate landings ?	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



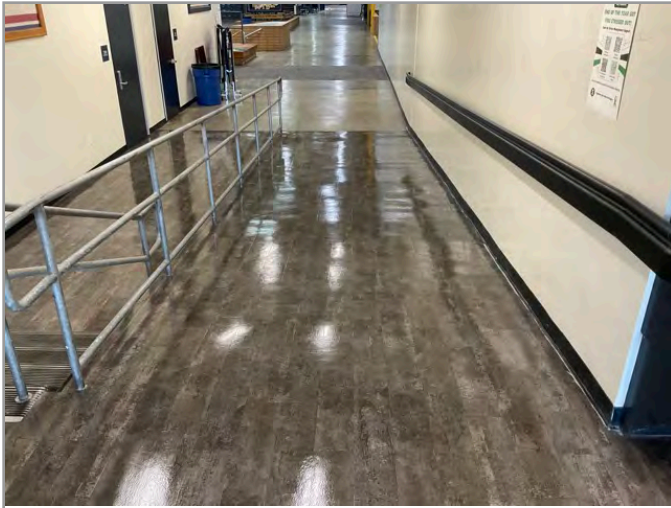
ADDITIONAL ENTRANCE

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

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

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR RAMP



ACCESSIBLE INTERIOR PATH

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

Abbreviated Accessibility Checklist

Elevators



WHEELCHAIR LIFT



IN-CAB CONTROLS

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

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

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

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

Abbreviated Accessibility Checklist

Kitchens/Kitchenettes

Kitchens/Kitchenettes section not applicable at this site.

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?	X			
2	Has the play area been reviewed for accessibility ?			X	
3	Are publicly accessible swimming pools equipped with an entrance lift ?			X	Pool under construction

Appendix E: Component Condition Report

Component Condition Report | 005 - Sonora High School / Building 100

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick	2,000 SF	25	6880090
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	4,000 SF	5	6880093
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 28-40 SF	26	12	6880124
B2020	Building Exterior	Fair	Storefront, Glazing & Framing	400 SF	15	6880123
B2050	Building Exterior	Fair	Overhead/Dock Door, Aluminum, 12'x12' (144 SF)	4	14	6880100
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	16	18	6880128
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	73,173 SF	6	6880089
B3020	Roof	Fair	Roof Appurtenances, Roof Access Ladder, Steel	10 LF	18	6880118
B3060	Roof	Fair	Roof Skylight, per unit, up to 20 SF	4	10	6880130
B3060	Roof	Fair	Roof Skylight, per unit, up to 20 SF	12	12	6880119
Interiors						
C1020	Throughout building	Fair	Interior Window, Fixed, 24 SF	6	18	6880103
C1030	Throughout building	Fair	Door Hardware, School, per Door	20	14	6880102
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	20	18	6880144
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	10,800 SF	12	6880134
C1090	Common Area	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	600	8	6880484
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	20,000 SF	4	6880139
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	400 SF	18	6880136
C2030	Kitchen	Fair	Flooring, Quarry Tile	4,000 SF	20	6880117
C2030	Restrooms	Fair	Flooring, Ceramic Tile	300 SF	18	6880109
C2030	Restrooms	Fair	Flooring, Vinyl Tile (VCT)	100 SF	4	6880114
C2030	Common Area	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	62,042 SF	4	6880486

Component Condition Report | 005 - Sonora High School / Building 100

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Throughout building	Good	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	1,200 SF	8	6880132
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	5,500 SF	5	6880111
C2050	Common Area	Fair	Ceiling Finishes, Metal	62,042 SF	22	6880488
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	300 SF	4	6880083
Plumbing						
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	11,131 SF	17	6880115
D2010	Common Area	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	4	7	6880491
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	6	14	6880116
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	2	16	6880121
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	4	13	6880094
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	4	13	6880140
D2030	Roof	Fair	Supplemental Components, Drains, Roof	12	12	6880131
HVAC						
D3030	Kitchen	Fair	Split System, Fan Coil Unit, DX	1	7	6880097
D3030	Roof	Fair	Split System Ductless, Single Zone	1	7	6880122
D3030	Utility closet	Fair	Split System, Fan Coil Unit, DX	1	7	6880106
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	3	4	6880091
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	4	6880137
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	4	6880127
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	4	6880120
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	4	6880105
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	11,131 SF	13	6880087
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 28" Damper	1	5	6880133
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	8	5	6880096
Fire Protection						

Component Condition Report | 005 - Sonora High School / Building 100

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	73,173 SF	12	6880108
D4010	Utility closet	Fair	Supplemental Components, Fire Riser, Wet	2	17	6880095
Electrical						
D5020	Building exterior	Fair	Secondary Transformer, Dry, Stepdown	1	10	6880135
D5020	Electrical room	Fair	Motor Control Center, w/ Main Breaker	1	10	6880113
D5020	Building exterior	Fair	Switchboard, 120/208 V	1	12	6880141
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	11,131 SF	16	6880085
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	73,173 SF	15	6880084
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign, LED	8	5	6880088
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	11,131 SF	8	6880110
D7030	Throughout building	Good	Security/Surveillance System, Full System Upgrade, Average Density	73,173 SF	10	6880107
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	73,173 SF	8	6880125
D7050	Office	Fair	Fire Alarm Panel, Fully Addressable	1	7	6880086
Equipment & Furnishings						
E1030	Building exterior	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	9	6880099
E1030	Kitchen	Fair	Commercial Kitchen, Refrigeration Line	10 LS	9	6880104
E1030	Kitchen	Fair	Commercial Kitchen, Cooking Line, Secondary	6 LS	9	6880092
E1030	Kitchen	Fair	Commercial Kitchen, Food Preparation Line	6 LS	9	6880129
E1030	Kitchen	Fair	Commercial Kitchen, Cooking Line, Primary	4 LS	9	6880112
E1030	Kitchen	Fair	Commercial Kitchen, Dishwashing Line	4 LS	9	6880098
E1040	Throughout building	Good	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	8	6880138
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	80 LF	7	6880126
E2010	Throughout building	Fair	Casework, Cabinetry Economy	160 LF	8	6880142
Sitework						

Component Condition Report | 005 - Sonora High School / Building 100

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G4050	Building Exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	20	8	6880143

Component Condition Report | 005 - Sonora High School / Building 200

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	3,000 SF	5	6880165
B2020	Building Exterior	Fair	Storefront, Glazing & Framing	300 SF	15	6880168
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	6	18	6880164
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	5,343 SF	6	6880178
Interiors						
C1020	Throughout building	Fair	Interior Window, Fixed, 24 SF	4	18	6880173
C1070	Throughout building	Good	Suspended Ceilings, Acoustical Tile (ACT)	5,343 SF	20	6880163
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	8,000 SF	6	6880175
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	2,300 SF	6	6880172
C2030	Throughout building	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	2,000 SF	6	6880166
C2030	Stage	Fair	Flooring, Plywood	1,000 SF	15	6880180
Conveying						
D1010	Throughout building	Good	Vertical Lift, Wheelchair, 5' Rise, Renovate	2	20	6880167
Plumbing						
D2030	Roof	Fair	Supplemental Components, Drains, Roof	6	12	6880181
HVAC						
D3030	Roof	Fair	Split System Ductless, Single Zone	1	4	6880159
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	4	6880179
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	5,343 SF	13	6880160

Component Condition Report | 005 - Sonora High School / Building 200

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	2	4	6880177
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	5,343 SF	18	6880162
Electrical						
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign, LED	3	4	6880170
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	5,343 SF	15	6880174
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	5,343 SF	8	6880158
D7030	Throughout building	Good	Security/Surveillance System, Full System Upgrade, Average Density	5,343 SF	10	6880161
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	5,343 SF	8	6880171
Equipment & Furnishings						
E1070	Stage	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	1,000 SF	8	6880169
E2010	Throughout building	Good	Fixed Seating, Auditorium/Theater, Metal Cushioned Standard	200	15	6880176
Sitework						
G4050	Building Exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	6	10	6880157

Component Condition Report | 005 - Sonora High School / Building 300

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick	5,000 SF	25	6880213
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	4,000 SF	4	6880189
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 28-40 SF	12	14	6880209
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	8	18	6880208
Roofing						
B3010	Roof	Good	Roofing, Single-Ply Membrane, TPO/PVC	47,905 SF	14	6880206

Component Condition Report | 005 - Sonora High School / Building 300

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B3020	Roof	Fair	Roof Appurtenances, Roof Access Ladder, Steel	20 LF	18	6880203
B3060	Roof	Fair	Roof Skylight, per unit, up to 20 SF	9	14	6880215
B3060	Roof	Fair	Roof Hatch, Metal	1	14	6880191
Interiors						
C1030	Throughout building	Fair	Door Hardware, School, per Door	30	14	6880200
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	30	18	6880190
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	47,905 SF	12	6880188
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	80,000 SF	4	6880196
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	12,000 SF	4	6880182
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	12,000 SF	7	6880201
C2030	Throughout building	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	21,000 SF	4	6880210
C2030	Throughout building	Good	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	3,000 SF	8	6880195
Plumbing						
D2030	Roof	Good	Supplemental Components, Drains, Roof	20	34	6880217
HVAC						
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	32	4	6880193
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	47,905 SF	13	6880198
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	2	4	6880212
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	7	4	6880207
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	5	4	6880205
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	1	5	6880194
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	2	5	6880199
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	47,905 SF	18	6880187
Electrical						

Component Condition Report | 005 - Sonora High School / Building 300

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	2	10	6880192
D5020	Electrical room	Fair	Switchboard, 120/208 V	1	12	6880184
D5020	Electrical room	Fair	Switchgear, 120/208 V	1	12	6880183
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	13	6880185
D5020	Electrical room	Fair	Switchboard, 277/480 V	1	12	6880214
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	47,905 SF	16	6880202
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	47,905 SF	15	6880216

Fire Alarm & Electronic Systems

D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	47,905 SF	9	6880197
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	47,905 SF	7	6880204

Equipment & Furnishings

E1040	Throughout building	Good	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	8	6880211
-------	---------------------	------	--	---	---	---------

Sitework

G4050	Building Exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	12	9	6880186
-------	-------------------	------	--	----	---	---------

Component Condition Report | 005 - Sonora High School / Building 400

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	6,000 SF	4	6880249
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 28-40 SF	6	10	6880220
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	10	18	6880248
Roofing						
B3010	Roof	Good	Roofing, Single-Ply Membrane, TPO/PVC	19,942 SF	19	6880228
B3060	Roof	Fair	Roof Skylight, per unit, up to 20 SF	4	15	6880251

Interiors

Component Condition Report | 005 - Sonora High School / Building 400

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1030	Throughout building	Fair	Door Hardware, School, per Door	16	14	6880250
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	16	18	6880218
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	19,942 SF	12	6880238
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	35,000 SF	4	6880221
C2030	Throughout building	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10,000 SF	4	6880232
C2030	Classrooms	Fair	Flooring, Vinyl Tile (VCT)	5,000 SF	7	6880241
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	5,000 SF	5	6880222
Plumbing						
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	19,942 SF	17	6880242
D2010	Classrooms	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	32	14	6880224
D2030	Roof	Good	Supplemental Components, Drains, Roof	12	39	6880247
HVAC						
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	4	4	6880230
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	16	4	6880237
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	19,942 SF	13	6880240
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	5	6	6880225
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	2	5	6880234
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	19,942 SF	18	6880223
Electrical						
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	15	6880239
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	19,942 SF	18	6880227
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	19,942 SF	15	6880243
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign, LED	4	5	6880231
Fire Alarm & Electronic Systems						

Component Condition Report | 005 - Sonora High School / Building 400

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	19,942 SF	9	6880246
D7030	Throughout building	Good	Security/Surveillance System, Full System Upgrade, Average Density	19,942 SF	10	6880245
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	19,942 SF	9	6880233
Equipment & Furnishings						
E1040	Classrooms	Fair	Laboratory Equipment, Exhaust Hood, Constant Volume 4 LF	6	8	6880219
E1040	Throughout building	Good	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	8	6880226
E2010	Classrooms	Fair	Casework, Cabinetry Economy	200 LF	7	6880236
E2010	Classrooms	Fair	Casework, Countertop, Solid Surface	120 LF	16	6880229
E2010	Classrooms	Fair	Fixed Seating, Auditorium/Theater, Metal Cushioned Standard	100	10	6880235
Sitework						
G4050	Building Exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	6	9	6880244

Component Condition Report | 005 - Sonora High School / Building 500

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	3,500 SF	5	6880254
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	8	18	6880278
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	6,311 SF	6	6880262
B3060	Roof	Fair	Roof Skylight, per unit, up to 20 SF	7	12	6880257
B3060	Roof	Fair	Roof Skylight, per unit, up to 20 SF	18	12	6880279
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	6	18	6880269
C1030	Throughout building	Fair	Door Hardware, School, per Door	6	14	6880256
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	5,800 SF	12	6880288

Component Condition Report | 005 - Sonora High School / Building 500

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	3	9	6880263
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	600 SF	18	6880253
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	11,000 SF	4	6880271
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	3,000 SF	7	6880260
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	2,800 SF	4	6880259
C2030	Restrooms	Fair	Flooring, Ceramic Tile	500 SF	18	6880267
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	500 SF	4	6880287
Plumbing						
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	4	13	6880286
D2010	Restrooms	Fair	Urinal, Standard	1	13	6880272
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	3	13	6880275
D2030	Roof	Fair	Supplemental Components, Drains, Roof	10	12	6880283
HVAC						
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	3	6880281
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	6,311 SF	13	6880270
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	2	4	6880261
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	3	4	6880258
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	4	6880276
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 36" Damper	2	11	6880265
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	5	6880274
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	9	6880280
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	6,311 SF	18	6880273
Electrical						
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	14	6880284

Component Condition Report | 005 - Sonora High School / Building 500

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	6,311 SF	17	6880282
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	6,311 SF	9	6880252
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	6,311 SF	8	6880264
D7030	Building Exterior	Good	Security/Surveillance System, Full System Upgrade, Average Density	6,311 SF	10	6880277
D7050	Utility closet	Fair	Fire Alarm Panel, Fully Addressable	1	7	6880255
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	6,311 SF	8	6880266
Equipment & Furnishings						
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	30 LF	5	6880285
E2010	Throughout building	Fair	Casework, Cabinetry Economy	50 LF	7	6880268

Component Condition Report | 005 - Sonora High School / Building 600

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick	4,000 SF	25	6880347
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	3,500 SF	4	6880311
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	8	18	6880346
B2050	Building Exterior	Fair	Overhead/Dock Door, Aluminum, 20'x14' (280 SF)	2	12	6880320
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	36,185 SF	6	6880340
B3020	Roof	Fair	Roof Appurtenances, Roof Access Ladder, Steel	12 LF	12	6880330
B3060	Roof	Fair	Roof Skylight, per unit, up to 20 SF	2	10	6880331
Interiors						
C1020	Throughout building	Fair	Interior Window, Fixed, 24 SF	12	18	6880308
C1030	Throughout building	Fair	Door Hardware, School, per Door	20	14	6880338

Component Condition Report | 005 - Sonora High School / Building 600

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	20	18	6880302
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	35,700 SF	12	6880323
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	7	8	6880326
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	600 SF	18	6880318
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	60,000 SF	4	6880328
C2030	Wrestling Room	Fair	Flooring, Rubber Tile	2,000 SF	7	6880327
C2030	Fitness Room	Fair	Flooring, Rubber Tile	1,700 SF	9	6880344
C2030	Throughout building	Good	Flooring, any surface, w/ Elastomeric Coating, Prep & Paint	6,000 SF	8	6880289
C2030	Throughout building	Good	Flooring, Luxury Vinyl Tile (LVT)	1,000 SF	13	6880329
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	17,000 SF	4	6880296
C2030	Throughout building	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	8,000 SF	4	6880312
C2030	Restrooms	Fair	Flooring, Ceramic Tile	500 SF	18	6880310
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	500 SF	4	6880332
Plumbing						
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	16	6880339
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	9	13	6880334
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	8	13	6880299
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	36,185 SF	18	6880324
D2010	Throughout building	Good	Drinking Fountain, Wall-Mounted, Bi-Level	2	10	6880325
D2010	Restrooms	Fair	Urinal, Standard	4	13	6880345
D2010	Utility closet	Fair	Water Heater, Gas, Commercial (200 MBH)	1	10	6880321
D2030	Roof	Fair	Supplemental Components, Drains, Roof	14	12	6880304
HVAC						
D3020	Throughout building	Fair	Unit Heater, Electric	3	10	6880291
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	36,185 SF	13	6880297

Component Condition Report | 005 - Sonora High School / Building 600

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	2	4	6880301
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	2	4	6880349
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	2	4	6880336
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	2	4	6880319
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	4	4	6880298
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	3	4	6880333
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	4	6880305
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	2	4	6880341
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	2	4	6880317
D3060	Building Exterior	Fair	Exhaust Fan, Industrial Dust Collection, 30 HP Motor	1	12	6880294
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	9	5	6880313
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	7	8	6880295
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	36,185 SF	18	6880315
Electrical						
D5020	Electrical room	Fair	Switchboard, 120/208 V	1	12	6880300
D5020	Electrical room	Fair	Switchboard, 120/208 V	1	12	6880309
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	14	6880335
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	10	6880314
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	10	6880292
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	36,185 SF	16	6880337
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	36,185 SF	12	6880306
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign, LED	6	5	6880303
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	36,185 SF	15	6880322
Fire Alarm & Electronic Systems						

Component Condition Report | 005 - Sonora High School / Building 600

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	36,185 SF	8	6880316
D7030	Throughout building	Good	Security/Surveillance System, Full System Upgrade, Average Density	36,185 SF	10	6880348
D7050	Utility closet	Fair	Fire Alarm Panel, Fully Addressable	1	7	6880307
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	36,185 SF	8	6880350
Equipment & Furnishings						
E1030	Classrooms	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	9	6880290
E2010	Classrooms	Fair	Casework, Countertop, Plastic Laminate	150 LF	7	6880342
E2010	Classrooms	Fair	Casework, Cabinetry Economy	300 LF	8	6880293
Sitework						
G4050	Building Exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	8	9	6880343

Component Condition Report | 005 - Sonora High School / Building 700

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick	2,500 SF	25	6880361
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	5,000 SF	4	6880364
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	50	12	6880395
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	6	18	6880390
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	8,300 SF	6	6880399
B3010	Roof	Good	Roofing, Single-Ply Membrane, TPO/PVC	8,400 SF	15	6880356
B3020	Roof	Fair	Roof Appurtenances, Roof Access Ladder, Steel	12 LF	16	6880392
B3060	Roof	Fair	Roof Hatch, Metal	1	12	6880400
B3060	Roof	Fair	Roof Skylight, per unit, up to 20 SF	7	12	6880398
Interiors						

Component Condition Report | 005 - Sonora High School / Building 700

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1020	Throughout building	Fair	Interior Window, Fixed, 24 SF	6	16	6880384
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	6	16	6880375
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	6,000 SF	10	6880358
C1090	Throughout building	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	400	8	6880393
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	16	8	6880397
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	2,500 SF	18	6880394
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	27,000 SF	4	6880377
C2030	Restrooms	Fair	Flooring, Ceramic Tile	2,000 SF	16	6880355
C2030	Throughout building	Good	Flooring, Luxury Vinyl Tile (LVT)	1,700 SF	13	6880381
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	1,800 SF	7	6880362
C2030	Throughout building	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10,700 SF	3	6880373
C2030	Throughout building	Good	Flooring, any surface, w/ Elastomeric Coating, Prep & Paint	500 SF	7	6880366
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	10,700 SF	4	6880396
Plumbing						
D2010	Restrooms	Fair	Urinal, Standard	6	13	6880401
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	4	13	6880359
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	16	13	6880370
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	12	13	6880368
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	16,734 SF	16	6880382
D2010	Throughout building	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	2	7	6880389
D2010	Throughout building	Fair	Shower, Ceramic Tile	10	13	6880351
D2030	Roof	Fair	Supplemental Components, Drains, Roof	8	12	6880360
HVAC						
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	16,734 SF	13	6880376
D3050	Roof	Good	Make-Up Air Unit, MUA or MAU	4	15	6880383

Component Condition Report | 005 - Sonora High School / Building 700

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	3	3	6880352
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	2	11	6880367
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	3	6880385
D3050	Roof	Good	Make-Up Air Unit, MUA or MAU	3	15	6880386
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	16	5	6880363
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	4	5	6880380
Electrical						
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	10	6880357
D5020	Electrical room	Fair	Switchboard, 120/208 V	1	12	6880371
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	16,734 SF	16	6880369
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign, LED	6	4	6880365
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	16,734 SF	9	6880374
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	16,734 SF	8	6880387
D7030	Throughout building	Good	Security/Surveillance System, Full System Upgrade, Average Density	16,734 SF	10	6880372
D7050	Utility closet	Fair	Fire Alarm Panel, Fully Addressable	1	7	6880391
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	16,734 SF	8	6880378
Equipment & Furnishings						
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	9	6880388
E2010	Throughout building	Fair	Casework, Cabinetry Economy	40 LF	8	6880354
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	20 LF	7	6880379
Sitework						
G4050	Building Exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	6	9	6880353

Component Condition Report | 005 - Sonora High School / Building 800

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	8,000 SF	4	6880402
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 28-40 SF	12	12	6880409
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	6	18	6880407
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	13,714 SF	12	6880417
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	9	18	6880406
C1030	Throughout building	Fair	Door Hardware, School, per Door	9	14	6880415
C2010	Gymnasium	Fair	Wall Finishes, Fabric	6,000 SF	9	6880408
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	18,000 SF	5	6880422
C2030	Throughout building	Fair	Flooring, Wood, Strip, Refinish	1,700 SF	6	6880404
C2030	Gymnasium	Fair	Flooring, Maple Sports Floor, Refinish	10,000 SF	6	6880413
C2030	Throughout building	Poor	Flooring, Carpet, Commercial Standard	2,000 SF	1	6880411
C2050	Throughout building	Fair	Ceiling Finishes, Metal	13,714 SF	25	6880418
Plumbing						
D2030	Roof	Fair	Supplemental Components, Drains, Roof	6	16	6880419
HVAC						
D3030	Utility closet	Fair	Split System, Fan Coil Unit, DX	1	7	6880403
D3050	Building Exterior	Excellent	Packaged Unit, RTU, Pad or Roof-Mounted	2	20	6880410
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	13,714 SF	13	6880423
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	5	6880421
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	5	5	6880431
Electrical						
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	12	6880430

Component Condition Report | 005 - Sonora High School / Building 800

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Electrical room	Fair	Motor Control Center, w/ Main Breaker	1	10	6880424
D5030	Electrical room	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	13,714 SF	16	6880428
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	13,714 SF	9	6880425
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign, LED	6	4	6880429
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	13,714 SF	8	6880427
D7030	Throughout building	Good	Security/Surveillance System, Full System Upgrade, Average Density	13,714 SF	10	6880426
D7050	Utility closet	Fair	Fire Alarm Panel, Fully Addressable	1	7	6880405
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	13,714 SF	8	6880416
Equipment & Furnishings						
E2010	Gymnasium	Fair	Bleachers, Telescoping Manual, up to 15 Tier (per Seat)	400	12	6880420
Athletic, Recreational & Playfield Areas						
G2050	Gymnasium	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	6	15	6880432
G2050	Gymnasium	Fair	Sports Apparatus, Scoreboard, Electronic Standard	2	15	6880412
Sitework						
G4050	Building Exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	4	9	6880414

Component Condition Report | 005 - Sonora High School / Building 900

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	11,000 SF	6	6880437
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 28-40 SF	14	18	6880462
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	18	25	6880434
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	12,000 SF	10	6880447

Component Condition Report | 005 - Sonora High School / Building 900

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B3020	Roof	Fair	Roof Appurtenances, Roof Access Ladder, Steel	12 LF	25	6880451
B3060	Roof	Fair	Roof Hatch, Metal	1	15	6880463
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	5	25	6880465
C1030	Throughout building	Fair	Door Hardware, School, per Door	5	18	6880452
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	21,402 SF	14	6880457
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	22	12	6880438
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	40,000 SF	6	6880469
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	1,200 SF	25	6880442
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	10,200 SF	9	6880479
C2030	Restrooms	Fair	Flooring, Ceramic Tile	1,000 SF	25	6880480
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	10,200 SF	6	6880453
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,000 SF	6	6880443
Conveying						
D1010	Elevator	Fair	Elevator Controls, Automatic, 1 Car	1	12	6880454
D1010	Elevator	Fair	Elevator Cab Finishes, Economy	1	6	6880464
D1010	Elevator	Fair	Passenger Elevator, Hydraulic, 2 Floors, Renovate	1	18	6880450
Plumbing						
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	21,402 SF	25	6880474
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	20	6880455
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	2	9	6880468
D2010	Utility closet	Good	Water Heater, Electric, Commercial (12 kW)	1	15	6880441
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	22	17	6880466
D2010	Restrooms	Fair	Urinal, Standard	9	17	6880467
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	16	17	6880444

Component Condition Report | 005 - Sonora High School / Building 900

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	12	18	6880476
HVAC						
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	9	9	6880440
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	10	9	6880470
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	21,402 SF	16	6880481
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	9	6880478
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	5	10	6880449
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	5	8	6880445
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	21,402 SF	25	6880446
D4010	Building exterior	Fair	Supplemental Components, Fire Riser, Wet	1	18	6880461
Electrical						
D5020	Building exterior	Fair	Secondary Transformer, Dry, Stepdown	1	15	6880460
D5020	Classrooms	Fair	Distribution Panel, 120/208 V	1	18	6880435
D5030	Classrooms	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	21,402 SF	25	6880471
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	21,402 SF	11	6880436
D5040	Building exterior	Fair	Emergency & Exit Lighting, Exit Sign, LED	4	4	6880459
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	21,402 SF	10	6880472
D7030	Throughout building	Good	Security/Surveillance System, Full System Upgrade, Average Density	21,402 SF	10	6880448
D7050	Utility closet	Fair	Fire Alarm Panel, Fully Addressable	1	8	6880456
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	21,402 SF	10	6880458
Equipment & Furnishings						
E1040	Throughout building	Good	Laboratory Equipment, Exhaust Hood, Constant Volume 4 LF	5	10	6880475
E2010	Classrooms	Fair	Casework, Countertop, Solid Surface	100 LF	25	6880473

Component Condition Report | 005 - Sonora High School / Building 900

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E2010	Classrooms	Fair	Casework, Countertop, Plastic Laminate	80 LF	8	6880433
E2010	Classrooms	Fair	Casework, Cabinetry Economy	300 LF	12	6880477
Sitework						
G4050	Building Exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	10	11	6880439

Component Condition Report | 005 - Sonora High School / New Gymnasium Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Good	Exterior Walls, any painted surface, Prep & Paint	10,000 SF	8	6880513
B2010	Building Exterior	Good	Exterior Walls, Aluminum Siding	2,000 SF	36	6880521
B2010	Building Exterior	Poor	Caulking, Window Edge/Trim, per LF	100 LF	0	6880553
B2010	Building Exterior	Good	Curtain Wall, Aluminum-Framed System	1,000 SF	46	6880530
B2020	Throughout building	Good	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF	3	16	6880508
B2020	Building Exterior	Good	Window, Aluminum Double-Glazed, 28-40 SF	12	26	6880533
B2020	Building Exterior	Good	Storefront, Glazing & Framing	1,200 SF	26	6880536
B2050	Building Exterior	Good	Overhead/Dock Door, Aluminum, 12'x12' (144 SF)	2	26	6880519
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	4	36	6880506
B2050	Building Exterior	Good	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	8	26	6880502
Roofing						
B3010	Roof	Good	Roofing, Single-Ply Membrane, TPO/PVC	22,000 SF	16	6880500
B3020	Roof	Good	Roof Appurtenances, Roof Access Ladder, Steel	12 LF	36	6880511
B3060	Roof	Good	Roof Hatch, Metal	2	26	6880540
Interiors						
C1020	Throughout building	Good	Interior Window, Fixed, 24 SF	10	36	6880505
C1030	Throughout building	Good	Door Hardware, School, per Door	14	26	6880542

Component Condition Report | 005 - Sonora High School / New Gymnasium Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1030	Throughout building	Good	Interior Door, Aluminum-Framed & Glazed, Standard Swing	8	36	6880514
C1030	Throughout building	Good	Door Hardware, School, per Door	6	26	6880547
C1070	Throughout building	Good	Suspended Ceilings, Acoustical Tile (ACT)	2,000 SF	21	6880517
C1090	Restrooms	Good	Toilet Partitions, Plastic/Laminate	12	16	6880541
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	2,000 SF	36	6880551
C2010	Gymnasium	Good	Wall Finishes, Fabric	8,000 SF	11	6880554
C2010	Throughout building	Good	Wall Finishes, any surface, Prep & Paint	28,000 SF	8	6880532
C2030	Restrooms	Good	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	3,700 SF	8	6880499
C2030	Gymnasium	Good	Flooring, Wood, Strip, Refinish	16,000 SF	8	6880525
C2030	Fitness Room	Good	Flooring, Rubber Tile	2,000 SF	11	6880543
C2030	Throughout building	Good	Flooring, Vinyl Tile (VCT)	3,000 SF	11	6880497
C2050	Gymnasium	Good	Ceiling Finishes, Metal	16,000 SF	46	6880526
C2050	Throughout building	Good	Ceiling Finishes, any flat surface, Prep & Paint	6,700 SF	8	6880537
Conveying						
D1010	Elevator	Good	Passenger Elevator, Hydraulic, 2 Floors, Renovate	1	26	6880512
D1010	Elevator	Good	Elevator Controls, Automatic, 1 Car	1	16	6880527
D1010	Elevator	Good	Elevator Cab Finishes, Standard	1	11	6880538
Plumbing						
D2010	Utility closet	Good	Water Heater, Electric, Commercial (12 kW)	1	16	6880510
D2010	Restrooms	Good	Urinal, Standard	6	26	6880529
D2010	Throughout building	Good	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	24,732 SF	36	6880515
D2010	Restrooms	Good	Toilet, Commercial Water Closet	12	26	6880524
D2010	Throughout building	Good	Drinking Fountain, Wall-Mounted, Bi-Level	2	11	6880545
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	10	26	6880546
D2010	Utility closet	Good	Sink/Lavatory, Service Sink, Floor	2	31	6880504

Component Condition Report | 005 - Sonora High School / New Gymnasium Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2030	Roof	Good	Supplemental Components, Drains, Roof	20	36	6880531
HVAC						
D3030	Utility closet	Good	Split System, Fan Coil Unit, DX	1	11	6880528
D3050	Throughout building	Good	HVAC System, Ductwork, Medium Density	24,732 SF	26	6880539
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	2	16	6880518
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	4	16	6880520
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	16	6880548
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	16	6880507
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	5	16	6880509
Fire Protection						
D4010	Throughout building	Good	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	24,732 SF	36	6880535
D4010	Utility closet	Good	Supplemental Components, Fire Riser, Wet	1	36	6880550
Electrical						
D5020	Utility closet	Good	Switchboard, 120/208 V	1	36	6880544
D5030	Throughout building	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	24,732 SF	36	6880516
D5040	Throughout building	Good	Emergency & Exit Lighting, Exit Sign, LED	10	8	6880494
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	24,732 SF	16	6880523
Fire Alarm & Electronic Systems						
D6060	Throughout building	Good	Intercom/PA System, Public Address Upgrade, Facility-Wide	24,732 SF	16	6880503
D7030	Throughout building	Good	Security/Surveillance System, Full System Upgrade, Average Density	24,732 SF	11	6880522
D7050	Throughout building	Good	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	24,732 SF	16	6880498
D7050	Utility closet	Good	Fire Alarm Panel, Fully Addressable	1	11	6880501
Equipment & Furnishings						
E2010	Throughout building	Good	Casework, Cabinetry, Hardwood Standard	20 LF	16	6880493
E2010	Gymnasium	Good	Bleachers, Telescoping Manual, 16 to 30 Tier (per Seat)	1,000	16	6880496

Component Condition Report | 005 - Sonora High School / New Gymnasium Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E2010	Throughout building	Good	Casework, Cabinetry, Hardwood Standard	20 LF	16	6880495
Athletic, Recreational & Playfield Areas						
G2050	Gymnasium	Good	Sports Apparatus, Scoreboard, Electronic Standard	2	21	6880534
G2050	Gymnasium	Good	Sports Apparatus, Basketball, Backboard/Rim/Pole	6	21	6880552
Sitework						
G4050	Building Exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	20	16	6880549

Component Condition Report | 005 - Sonora High School / Welding Shop

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2050	Building Exterior	Fair	Overhead/Dock Door, Aluminum, 20'x14' (280 SF)	1	18	6880150
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	2	18	6880148
Conveying						
D1010	Throughout building	Fair	Vertical Lift, Wheelchair, 5' Rise, Renovate	1	13	6880147
HVAC						
D3060	Throughout building	Fair	Exhaust Fan, Centrifugal, 16" Damper	2	13	6880153
Fire Protection						
D4010	Throughout building	Fair	Supplemental Components, Fire Riser, Wet	1	18	6880156
Electrical						
D5020	Throughout building	Fair	Secondary Transformer, Dry, Stepdown	1	18	6880146
D5020	Throughout building	Fair	Distribution Panel, 120/208 V	2	18	6880152
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	1,674 SF	18	6880151
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	1,674 SF	8	6880145
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	1,674 SF	8	6880155

Component Condition Report | 005 - Sonora High School / Welding Shop

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Special Construction & Demo						
F1020	Site	Fair	Ancillary Building, Steel, Pre-Engineered	1,674 SF	23	6880149
Sitework						
G4050	Building Exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	2	8	6880154

Component Condition Report | 005 - Sonora High School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Site	Fair	Backflow Preventer, Domestic Water	2	12	6880070
Electrical						
D5010	Site	Good	Solar Power, Carport, Solar Cover at Grade	12	14	6880076
D5010	Site	Good	Solar Power, Inverter	12	14	6880062
Equipment & Furnishings						
E2010	Site	Fair	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat)	400	10	6880053
Special Construction & Demo						
F1020	Site	Fair	Ancillary Building, Greenhouse, Truss Frame w/ Plastic Walls & Roof	700 SF	16	6880064
F1020	Site	Fair	Ancillary Building, Steel, Pre-Engineered	500 SF	20	6880059
F1020	Site	Fair	Ancillary Building, Wood-Framed or CMU, Basic/Minimal	1,500 SF	12	6880080
F1020	Site	Fair	Ancillary Building, Steel, Pre-Engineered	1,000 SF	18	6880074
F1020	Site	Fair	Ancillary Building, Wood-Framed or CMU, Basic/Minimal	200 SF	18	6880057
F1020	Site	Fair	Ancillary Building, Steel, Pre-Engineered	800 SF	20	6880069
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	239,000 SF	12	6880061
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	239,000 SF	2	6880052

Athletic, Recreational & Playfield Areas

Component Condition Report | 005 - Sonora High School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2050	Site	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	80,000 SF	12	6880056
G2050	Site	Fair	Sports Apparatus, Football, Goal Post	2	12	6880068
G2050	Site	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	4	8	6880049
G2050	Site	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	80,000 SF	2	6880082
G2050	Site	Fair	Athletic Surfaces & Courts, Tennis/Volleyball, Rubber-Acrylic w/ Integral Color, Resurface	47,000 SF	5	6880072
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	10	12	6880058
G2050	Site	Fair	Sports Apparatus, Scoreboard, Electronic Very Robust	1	13	6880065
G2050	Site	Fair	Sports Apparatus, Baseball, Batting Cage	5	7	6880055
Sitework						
G2060	Site	Fair	Signage, Property, Building-Mounted Individual Letters, Replace/Install	13	12	6880051
G2060	Site	Fair	Signage, Property, Building-Mounted Individual Letters, Replace/Install	16	12	6880075
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 4'	300 LF	18	6880073
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	2,000 LF	18	6880079
G2060	Site	Fair	Fences & Gates, Fence, Metal Tube 6'	200 LF	25	6880077
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 8'	200 LF	18	6880050
G2060	Site	Fair	Flagpole, Metal	4	13	6880067
G2060	Site	Fair	Signage, Property, Monument, Replace/Install	1	12	6880054
G2060	Site	Fair	Fences & Gates, Vehicle Gate, Chain Link Manual	4	12	6880071
G2060	Site	Good	Trash Receptacle, Medium-Duty Metal or Precast	10	16	6880081
G2060	Site	Fair	Park Bench, Metal Powder-Coated	20	10	6880063
G2060	Site	Fair	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	1	12	6880066
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	8	12	6880060
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	16	12	6880078

Appendix F: Replacement Reserves

Replacement Reserves Report



8/21/2023

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate	
D2030	Roof	6880131	Supplemental Components, Drains, Roof, Replace	40	28	12	12	EA	\$875.11	\$10,501												\$10,501										\$10,501	
D3030	Kitchen	6880097	Split System, Fan Coil Unit, DX, Replace	15	8	7	1	EA	\$3,294.00	\$3,294								\$3,294															\$3,294
D3030	Roof	6880122	Split System Ductless, Single Zone, Replace	15	8	7	1	EA	\$5,270.40	\$5,270								\$5,270															\$5,270
D3030	Utility closet	6880106	Split System, Fan Coil Unit, DX, Replace	15	8	7	1	EA	\$2,305.80	\$2,306								\$2,306															\$2,306
D3050	Roof	6880091	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	3	EA	\$9,882.00	\$29,646					\$29,646																		\$29,646
D3050	Roof	6880137	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	\$9,003.60	\$9,004					\$9,004																		\$9,004
D3050	Roof	6880127	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	\$21,960.00	\$21,960					\$21,960																		\$21,960
D3050	Roof	6880120	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	\$16,470.00	\$16,470					\$16,470																		\$16,470
D3050	Roof	6880105	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	\$6,039.00	\$6,039					\$6,039																		\$6,039
D3050	Throughout building	6880087	HVAC System, Ductwork, Medium Density, Replace	30	17	13	11131	SF	\$4.39	\$48,887													\$48,887										\$48,887
D3060	Roof	6880133	Exhaust Fan, Roof or Wall-Mounted, 28" Damper, Replace	20	15	5	1	EA	\$4,392.00	\$4,392						\$4,392																	\$4,392
D3060	Roof	6880096	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	15	5	8	EA	\$2,635.20	\$21,082					\$21,082																		\$21,082
D4010	Throughout building	6880108	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	13	12	73173	SF	\$1.17	\$85,968													\$85,968										\$85,968
D4010	Utility closet	6880095	Supplemental Components, Fire Riser, Wet, Replace	40	23	17	2	EA	\$18,666.00	\$37,332																							\$37,332
D5020	Building exterior	6880135	Secondary Transformer, Dry, Stepdown, Replace	30	20	10	1	EA	\$41,724.00	\$41,724											\$41,724												\$41,724
D5020	Building exterior	6880141	Switchboard, 120/208 V, Replace	40	28	12	1	EA	\$87,840.00	\$87,840													\$87,840										\$87,840
D5020	Electrical room	6880113	Motor Control Center, w/ Main Breaker, Replace	30	20	10	1	EA	\$16,470.00	\$16,470											\$16,470												\$16,470
D5030	Throughout building	6880085	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	24	16	11131	SF	\$2.75	\$30,555																	\$30,555						\$30,555
D5040	Throughout building	6880088	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	5	5	8	EA	\$241.56	\$1,932					\$1,932																		\$1,932
D5040	Throughout building	6880084	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	5	15	73173	SF	\$4.94	\$361,548																	\$361,548						\$361,548
D6060	Throughout building	6880110	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	12	8	11131	SF	\$1.81	\$20,166											\$20,166												\$20,166
D7030	Throughout building	6880107	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	5	10	73173	SF	\$2.20	\$160,688											\$160,688												\$160,688
D7050	Office	6880086	Fire Alarm Panel, Fully Addressable, Replace	15	8	7	1	EA	\$16,470.00	\$16,470								\$16,470															\$16,470
D7050	Throughout building	6880125	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	12	8	73173	SF	\$3.29	\$241,032											\$241,032												\$241,032
E1030	Building exterior	6880099	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	6	9	1	EA	\$6,917.40	\$6,917											\$6,917												\$6,917
E1030	Kitchen	6880104	Commercial Kitchen, Refrigeration Line, Replace	15	6	9	10	LS	\$16,470.00	\$164,700											\$164,700												\$164,700
E1030	Kitchen	6880092	Commercial Kitchen, Cooking Line, Secondary, Replace	15	6	9	6	LS	\$32,940.00	\$197,640											\$197,640												\$197,640
E1030	Kitchen	6880129	Commercial Kitchen, Food Preparation Line, Replace	15	6	9	6	LS	\$21,960.00	\$131,760											\$131,760												\$131,760
E1030	Kitchen	6880112	Commercial Kitchen, Cooking Line, Primary, Replace	15	6	9	4	LS	\$54,900.00	\$219,600											\$219,600												\$219,600
E1030	Kitchen	6880098	Commercial Kitchen, Dishwashing Line, Replace	15	6	9	4	LS	\$27,450.00	\$109,800											\$109,800												\$109,800
E1040	Throughout building	6880138	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	2	8	1	EA	\$1,647.00	\$1,647										\$1,647									\$1,647				\$1,647
E2010	Throughout building	6880126	Casework, Countertop, Plastic Laminate, Replace	15	8	7	80	LF	\$54.90	\$4,392											\$4,392												\$4,392
E2010	Throughout building	6880142	Casework, Cabinetry Economy, Replace	20	12	8	160	LF	\$192.15	\$30,744											\$30,744												\$30,744
G4050	Building Exterior	6880143	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	12	8	20	EA	\$658.80	\$13,176											\$13,176												\$13,176
Totals, Unescalated											\$0	\$0	\$0	\$0	\$219,450	\$85,875	\$803,440	\$38,320	\$651,976	\$830,417	\$224,592	\$0	\$278,628	\$61,185	\$171,138	\$446,105	\$33,629	\$171,772	\$63,794	\$549	\$114,192	\$4,195,060	
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$0	\$246,992	\$99,552	\$959,349	\$47,129	\$825,904	\$1,083,506	\$301,832	\$0	\$397,256	\$89,852	\$258,861	\$695,017	\$53,965	\$283,913	\$108,605	\$963	\$206,243	\$5,658,940	

005 - Sonora High School / Building 200

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate	
B2010	Building Exterior	6880165	Exterior Walls, any painted surface, Prep & Paint	10	5	5	3000	SF	\$3.29	\$9,882						\$9,882																	\$9,882
B2020	Building Exterior	6880168	Storefront, Glazing & Framing, Replace	30	15	15	300	SF	\$60.39	\$18,117																	\$18,117						\$18,117
B2050	Building Exterior	6880164	Exterior Door, Steel, Standard, Replace	40	22	18	6	EA	\$658.80	\$3,953																							\$3,953
B3010	Roof	6880178	Roofing, Modified Bitumen, Replace	20	14	6	5343	SF	\$10.98	\$58,666						\$58,666																	\$58,666
C1020	Throughout building	6880173	Interior Window, Fixed, 24 SF, Replace	40	22	18	4	EA	\$933.30	\$3,733																							\$3,733
C1070	Throughout building	6880163	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	5	20	5343	SF	\$3.84	\$20,533																							\$20,533
C2010	Throughout building	6880175	Wall Finishes, any surface, Prep & Paint	10	4	6	8000	SF	\$1.65	\$13,176							\$13,176										\$13,176						\$13,176
C2030	Throughout building	6880166	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	4	6	2000	SF	\$1.65	\$3,294							\$3,294																\$3,294
C2030	Stage	6880180	Flooring, Plywood, Replace	30	15	15	1000	SF	\$4.39	\$4,392																	\$4,392						\$4,392

Replacement Reserves Report



8/21/2023

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D5020	Electrical room	6880185	Distribution Panel, 120/208 V, Replace	30	17	13	1	EA	\$6,588.00	\$6,588														\$6,588							\$6,588	
D5030	Throughout building	6880202	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	24	16	47905	SF	\$2.75	\$131,499																					\$131,499	
D5040	Throughout building	6880216	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	5	15	47905	SF	\$4.94	\$236,699																\$236,699					\$236,699	
D6060	Throughout building	6880197	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	11	9	47905	SF	\$1.81	\$86,789										\$86,789											\$86,789	
D7030	Throughout building	6880204	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	8	7	47905	SF	\$2.20	\$105,199							\$105,199															\$105,199
E1040	Throughout building	6880211	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	2	8	1	EA	\$1,647.00	\$1,647									\$1,647											\$1,647	\$3,294	
G4050	Building Exterior	6880186	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	11	9	12	EA	\$658.80	\$7,906										\$7,906												\$7,906
Totals, Unescalated											\$0	\$0	\$0	\$0	\$704,367	\$8,564	\$0	\$171,079	\$41,175	\$94,695	\$98,820	\$0	\$584,869	\$216,987	\$1,216,458	\$236,699	\$131,499	\$0	\$334,478	\$0	\$0	\$3,839,690
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$0	\$792,771	\$9,928	\$0	\$210,406	\$52,159	\$123,556	\$132,806	\$0	\$833,883	\$318,652	\$1,840,001	\$368,769	\$211,018	\$0	\$569,427	\$0	\$0	\$5,463,377

005 - Sonora High School / Building 400

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	Building Exterior	6880249	Exterior Walls, any painted surface, Prep & Paint	10	6	4	6000	SF	\$3.29	\$19,764					\$19,764										\$19,764							\$19,764
B2020	Building Exterior	6880220	Window, Aluminum Double-Glazed, 28-40 SF, Replace	30	20	10	6	EA	\$1,372.50	\$8,235											\$8,235											\$8,235
B2050	Building Exterior	6880248	Exterior Door, Steel, Standard, Replace	40	22	18	10	EA	\$658.80	\$6,588																			\$6,588			\$6,588
B3010	Roof	6880228	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	1	19	19942	SF	\$18.67	\$372,237																			\$372,237			\$372,237
B3060	Roof	6880251	Roof Skylight, per unit, up to 20 SF, Replace	30	15	15	4	EA	\$1,427.40	\$5,710																\$5,710						\$5,710
C1030	Throughout building	6880218	Interior Door, Wood, Solid-Core, Replace	40	22	18	16	EA	\$768.60	\$12,298																			\$12,298			\$12,298
C1030	Throughout building	6880250	Door Hardware, School, per Door, Replace	30	16	14	16	EA	\$439.20	\$7,027															\$7,027							\$7,027
C1070	Throughout building	6880238	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	13	12	19942	SF	\$3.84	\$76,637												\$76,637										\$76,637
C2010	Throughout building	6880221	Wall Finishes, any surface, Prep & Paint	10	6	4	35000	SF	\$1.65	\$57,645					\$57,645										\$57,645							\$57,645
C2030	Throughout building	6880232	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	6	4	10000	SF	\$1.65	\$16,470					\$16,470										\$16,470							\$16,470
C2030	Classrooms	6880241	Flooring, Vinyl Tile (VCT), Replace	15	8	7	5000	SF	\$5.49	\$27,450							\$27,450															\$27,450
C2030	Throughout building	6880222	Flooring, Carpet, Commercial Standard, Replace	10	5	5	5000	SF	\$8.24	\$41,175					\$41,175											\$41,175						\$41,175
D2010	Throughout building	6880242	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	23	17	19942	SF	\$12.08	\$240,859																		\$240,859				\$240,859
D2010	Classrooms	6880224	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	16	14	32	EA	\$1,207.80	\$38,650														\$38,650								\$38,650
D3050	Roof	6880230	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	4	EA	\$9,882.00	\$39,528					\$39,528																	\$39,528
D3050	Roof	6880237	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	16	EA	\$9,003.60	\$144,058					\$144,058																	\$144,058
D3050	Throughout building	6880240	HVAC System, Ductwork, Medium Density, Replace	30	17	13	19942	SF	\$4.39	\$87,585														\$87,585								\$87,585
D3060	Roof	6880234	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	15	5	2	EA	\$1,537.20	\$3,074						\$3,074																\$3,074
D3060	Roof	6880225	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	19	6	5	EA	\$2,635.20	\$13,176						\$13,176																\$13,176
D4010	Throughout building	6880223	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	40	22	18	19942	SF	\$5.49	\$109,482																		\$109,482				\$109,482
D5020	Electrical room	6880239	Distribution Panel, 120/208 V, Replace	30	15	15	1	EA	\$2,196.00	\$2,196															\$2,196							\$2,196
D5030	Throughout building	6880227	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	22	18	19942	SF	\$2.75	\$54,741																		\$54,741				\$54,741
D5040	Throughout building	6880231	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	5	5	4	EA	\$241.56	\$966					\$966											\$966						\$966
D5040	Throughout building	6880243	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	5	15	19942	SF	\$4.94	\$98,533															\$98,533							\$98,533
D6060	Throughout building	6880246	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	11	9	19942	SF	\$1.81	\$36,129										\$36,129												\$36,129
D7030	Throughout building	6880245	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	5	10	19942	SF	\$2.20	\$43,793											\$43,793											\$43,793
D7050	Throughout building	6880233	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	11	9	19942	SF	\$3.29	\$65,689											\$65,689											\$65,689
E1040	Classrooms	6880219	Laboratory Equipment, Exhaust Hood, Constant Volume 4 LF, Replace	15	7	8	6	EA	\$3,074.40	\$18,446									\$18,446													\$18,446
E1040	Throughout building	6880226	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	2	8	1	EA	\$1,647.00	\$1,647									\$1,647									\$1,647				\$1,647
E2010	Classrooms	6880236	Casework, Cabinetry Economy, Replace	20	13	7	200	LF	\$192.15	\$38,430							\$38,430															\$38,430
E2010	Classrooms	6880229	Casework, Countertop, Solid Surface, Replace	40	24	16	120	LF	\$120.78	\$14,494																\$14,494						\$14,494
E2010	Classrooms	6880235	Fixed Seating, Auditorium/Theater, Metal Cushioned Standard, Replace	20	10	10	100	EA	\$384.30	\$38,430											\$38,430											\$38,430
G4050	Building Exterior	6880244	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	11	9	6	EA	\$658.80	\$3,953											\$3,953											\$3,953
Totals, Unescalated											\$0	\$0	\$0	\$0	\$277,465	\$45,216	\$13,176	\$65,880	\$20,093	\$105,771	\$90,458	\$0	\$76,637	\$87,585	\$139,556	\$148,580	\$14,494	\$240,859	\$184,755	\$372,237	\$0	\$1,882,762
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$0	\$312,289	\$52,417	\$15,733	\$81,024	\$25,454	\$138,007	\$121,567	\$0	\$109,266	\$128,622	\$211,091	\$231,483	\$23,258	\$398,104	\$314,533	\$652,720	\$0	\$2,815,568

Replacement Reserves Report



8/21/2023

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate	
D6060	Throughout building	6880316	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	12	8	36185	SF	\$1.81	\$65,556									\$65,556												\$65,556		
D7030	Throughout building	6880348	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	5	10	36185	SF	\$2.20	\$79,462										\$79,462											\$79,462		
D7050	Utility closet	6880307	Fire Alarm Panel, Fully Addressable, Replace	15	8	7	1	EA	\$16,470.00	\$16,470								\$16,470														\$16,470	
D7050	Throughout building	6880350	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	12	8	36185	SF	\$3.29	\$119,193									\$119,193													\$119,193	
E1030	Classrooms	6880290	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	6	9	1	EA	\$5,050.80	\$5,051										\$5,051												\$5,051	
E2010	Classrooms	6880342	Casework, Countertop, Plastic Laminate, Replace	15	8	7	150	LF	\$54.90	\$8,235									\$8,235													\$8,235	
E2010	Classrooms	6880293	Casework, Cabinetry Economy, Replace	20	12	8	300	LF	\$192.15	\$57,645									\$57,645													\$57,645	
G4050	Building Exterior	6880343	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	11	9	8	EA	\$658.80	\$5,270										\$5,270												\$5,270	
Totals, Unescalated											\$0	\$0	\$0	\$0	\$615,978	\$15,284	\$397,311	\$44,469	\$325,898	\$27,121	\$202,219	\$0	\$500,304	\$198,013	\$275,598	\$180,239	\$100,865	\$0	\$748,572	\$0	\$0	\$0	\$3,631,872
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$0	\$693,289	\$17,719	\$474,410	\$54,691	\$412,837	\$35,386	\$271,765	\$0	\$713,314	\$290,789	\$416,867	\$280,807	\$161,859	\$0	\$1,274,395	\$0	\$0	\$0	\$5,098,128

005 - Sonora High School / Building 700

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	Building Exterior	6880364	Exterior Walls, any painted surface, Prep & Paint	10	6	4	5000	SF	\$3.29	\$16,470				\$16,470										\$16,470								\$32,940
B2020	Building Exterior	6880395	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	18	12	50	EA	\$1,043.10	\$52,155												\$52,155										\$52,155
B2050	Building Exterior	6880390	Exterior Door, Steel, Standard, Replace	40	22	18	6	EA	\$658.80	\$3,953																		\$3,953				\$3,953
B3010	Roof	6880399	Roofing, Modified Bitumen, Replace	20	14	6	8300	SF	\$10.98	\$91,134						\$91,134																\$91,134
B3010	Roof	6880356	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	5	15	8400	SF	\$18.67	\$156,794															\$156,794							\$156,794
B3020	Roof	6880392	Roof Appurtenances, Roof Access Ladder, Steel, Replace	40	24	16	12	LF	\$98.82	\$1,186																	\$1,186					\$1,186
B3060	Roof	6880398	Roof Skylight, per unit, up to 20 SF, Replace	30	18	12	7	EA	\$1,427.40	\$9,992													\$9,992									\$9,992
B3060	Roof	6880400	Roof Hatch, Metal, Replace	30	18	12	1	EA	\$1,427.40	\$1,427													\$1,427									\$1,427
C1020	Throughout building	6880384	Interior Window, Fixed, 24 SF, Replace	40	24	16	6	EA	\$933.30	\$5,600																	\$5,600					\$5,600
C1030	Throughout building	6880375	Interior Door, Wood, Solid-Core, Replace	40	24	16	6	EA	\$768.60	\$4,612																	\$4,612					\$4,612
C1070	Throughout building	6880358	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	6000	SF	\$3.84	\$23,058											\$23,058											\$23,058
C1090	Restrooms	6880397	Toilet Partitions, Plastic/Laminate, Replace	20	12	8	16	EA	\$823.50	\$13,176									\$13,176													\$13,176
C1090	Throughout building	6880393	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	12	8	400	EA	\$549.00	\$219,600									\$219,600													\$219,600
C2010	Restrooms	6880394	Wall Finishes, Ceramic Tile, Replace	40	22	18	2500	SF	\$19.76	\$49,410																		\$49,410				\$49,410
C2010	Throughout building	6880377	Wall Finishes, any surface, Prep & Paint	10	6	4	27000	SF	\$1.65	\$44,469				\$44,469										\$44,469								\$88,938
C2030	Throughout building	6880373	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	7	3	10700	SF	\$1.65	\$17,623			\$17,623										\$17,623									\$35,246
C2030	Throughout building	6880366	Flooring, any surface, w/ Elastomeric Coating, Prep & Paint	10	3	7	500	SF	\$9.88	\$4,941							\$4,941											\$4,941				\$9,882
C2030	Restrooms	6880355	Flooring, Ceramic Tile, Replace	40	24	16	2000	SF	\$19.76	\$39,528																	\$39,528					\$39,528
C2030	Throughout building	6880362	Flooring, Vinyl Tile (VCT), Replace	15	8	7	1800	SF	\$5.49	\$9,882							\$9,882															\$9,882
C2030	Throughout building	6880381	Flooring, Luxury Vinyl Tile (LVT), Replace	15	2	13	1700	SF	\$8.24	\$14,000													\$14,000									\$14,000
C2050	Throughout building	6880396	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	10700	SF	\$2.20	\$23,497				\$23,497										\$23,497								\$46,994
D2010	Throughout building	6880382	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	24	16	16734	SF	\$12.08	\$202,113																	\$202,113					\$202,113
D2010	Throughout building	6880389	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	8	7	2	EA	\$1,647.00	\$3,294							\$3,294															\$3,294
D2010	Restrooms	6880401	Urinal, Standard, Replace	30	17	13	6	EA	\$1,207.80	\$7,247														\$7,247								\$7,247
D2010	Throughout building	6880359	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	17	13	4	EA	\$1,317.60	\$5,270													\$5,270									\$5,270
D2010	Restrooms	6880370	Toilet, Commercial Water Closet, Replace	30	17	13	16	EA	\$1,427.40	\$22,838														\$22,838								\$22,838
D2010	Restrooms	6880368	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	17	13	12	EA	\$1,647.00	\$19,764														\$19,764								\$19,764
D2010	Throughout building	6880351	Shower, Ceramic Tile, Replace	30	17	13	10	EA	\$2,745.00	\$27,450														\$27,450								\$27,450
D2030	Roof	6880360	Supplemental Components, Drains, Roof, Replace	40	28	12	8	EA	\$875.11	\$7,001													\$7,001									\$7,001
D3050	Roof	6880352	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	3	EA	\$8,235.00	\$24,705			\$24,705																			\$24,705
D3050	Roof	6880385	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$6,039.00	\$6,039			\$6,039																			\$6,039
D3050	Roof	6880367	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	9	11	2	EA	\$12,078.00	\$24,156												\$24,156										\$24,156
D3050	Throughout building	6880376	HVAC System, Ductwork, Medium Density, Replace	30	17	13	16734	SF	\$4.39	\$73,496														\$73,496								\$73,496
D3050	Roof	6880383	Make-Up Air Unit, MUA or MAU, Replace	20	5	15	4	EA	\$52,704.00	\$210,816																	\$210,816					\$210,816
D3050	Roof	6880386	Make-Up Air Unit, MUA or MAU, Replace	20	5	15	3	EA	\$38,430.00	\$115,290																	\$115,290					\$115,290

Replacement Reserves Report



8/21/2023

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	* Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate	
D3060	Roof	6880363	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	15	5	16	EA	\$2,635.20	\$42,163						\$42,163																\$42,163	
D3060	Roof	6880380	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	15	5	4	EA	\$1,537.20	\$6,149						\$6,149																\$6,149	
D5020	Electrical room	6880357	Secondary Transformer, Dry, Stepdown, Replace	30	20	10	1	EA	\$27,450.00	\$27,450											\$27,450											\$27,450	
D5020	Electrical room	6880371	Switchboard, 120/208 V, Replace	40	28	12	1	EA	\$54,900.00	\$54,900													\$54,900									\$54,900	
D5030	Throughout building	6880369	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	24	16	16734	SF	\$2.75	\$45,935																	\$45,935					\$45,935	
D5040	Throughout building	6880365	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	6	4	6	EA	\$241.56	\$1,449					\$1,449										\$1,449							\$2,899	
D5040	Throughout building	6880374	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	11	9	16734	SF	\$4.94	\$82,683										\$82,683												\$82,683	
D6060	Throughout building	6880387	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	12	8	16734	SF	\$1.81	\$30,317								\$30,317														\$30,317	
D7030	Throughout building	6880372	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	5	10	16734	SF	\$2.20	\$36,748											\$36,748											\$36,748	
D7050	Utility closet	6880391	Fire Alarm Panel, Fully Addressable, Replace	15	8	7	1	EA	\$16,470.00	\$16,470							\$16,470																\$16,470
D7050	Throughout building	6880378	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	12	8	16734	SF	\$3.29	\$55,122									\$55,122													\$55,122	
E1030	Roof	6880388	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	6	9	1	EA	\$6,917.40	\$6,917										\$6,917												\$6,917	
E2010	Throughout building	6880379	Casework, Countertop, Plastic Laminate, Replace	15	8	7	20	LF	\$54.90	\$1,098							\$1,098															\$1,098	
E2010	Throughout building	6880354	Casework, Cabinetry Economy, Replace	20	12	8	40	LF	\$192.15	\$7,686									\$7,686													\$7,686	
G4050	Building Exterior	6880353	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	11	9	6	EA	\$658.80	\$3,953										\$3,953												\$3,953	
Totals, Unescalated											\$0	\$0	\$0	\$48,367	\$85,886	\$48,312	\$91,134	\$35,685	\$325,901	\$93,553	\$87,256	\$24,156	\$125,475	\$187,688	\$85,886	\$482,900	\$298,973	\$4,941	\$53,363	\$0	\$0	\$2,079,475	
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$52,852	\$96,665	\$56,007	\$108,819	\$43,888	\$412,841	\$122,065	\$117,265	\$33,438	\$178,897	\$275,626	\$129,910	\$752,343	\$479,764	\$8,167	\$90,847	\$0	\$0	\$2,959,393	

005 - Sonora High School / Building 800

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	* Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	Building Exterior	6880402	Exterior Walls, any painted surface, Prep & Paint	10	6	4	8000	SF	\$3.29	\$26,352					\$26,352										\$26,352							\$26,352
B2020	Building Exterior	6880409	Window, Aluminum Double-Glazed, 28-40 SF, Replace	30	18	12	12	EA	\$1,372.50	\$16,470												\$16,470										\$16,470
B2050	Building Exterior	6880407	Exterior Door, Steel, Standard, Replace	40	22	18	6	EA	\$658.80	\$3,953																		\$3,953				\$3,953
B3010	Roof	6880417	Roofing, Built-Up, Replace	25	13	12	13714	SF	\$15.37	\$210,812												\$210,812										\$210,812
C1030	Throughout building	6880406	Interior Door, Wood, Solid-Core, Replace	40	22	18	9	EA	\$768.60	\$6,917																		\$6,917				\$6,917
C1030	Throughout building	6880415	Door Hardware, School, per Door, Replace	30	16	14	9	EA	\$439.20	\$3,953														\$3,953								\$3,953
C2010	Gymnasium	6880408	Wall Finishes, Fabric, Replace	15	6	9	6000	SF	\$2.20	\$13,176										\$13,176												\$13,176
C2010	Throughout building	6880422	Wall Finishes, any surface, Prep & Paint	10	5	5	18000	SF	\$1.65	\$29,646						\$29,646										\$29,646						\$29,646
C2030	Throughout building	6880404	Flooring, Wood, Strip, Refinish	10	4	6	1700	SF	\$4.39	\$7,466						\$7,466											\$7,466					\$7,466
C2030	Throughout building	6880411	Flooring, Carpet, Commercial Standard, Replace	10	9	1	2000	SF	\$8.24	\$16,470		\$16,470										\$16,470										\$16,470
C2030	Gymnasium	6880413	Flooring, Maple Sports Floor, Refinish	10	4	6	10000	SF	\$5.49	\$54,900						\$54,900											\$54,900					\$54,900
D2030	Roof	6880419	Supplemental Components, Drains, Roof, Replace	40	24	16	6	EA	\$875.11	\$5,251																	\$5,251					\$5,251
D3030	Utility closet	6880403	Split System, Fan Coil Unit, DX, Replace	15	8	7	1	EA	\$3,294.00	\$3,294								\$3,294														\$3,294
D3050	Throughout building	6880423	HVAC System, Ductwork, Medium Density, Replace	30	17	13	13714	SF	\$4.39	\$60,232													\$60,232									\$60,232
D3050	Building Exterior	6880410	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	0	20	2	EA	\$82,350.00	\$164,700																			\$164,700			\$164,700
D3060	Roof	6880421	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	15	5	1	EA	\$2,635.20	\$2,635						\$2,635																\$2,635
D3060	Roof	6880431	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	15	5	5	EA	\$3,294.00	\$16,470						\$16,470																\$16,470
D5020	Electrical room	6880424	Motor Control Center, w/ Main Breaker, Replace	30	20	10	1	EA	\$16,470.00	\$16,470											\$16,470											\$16,470
D5020	Electrical room	6880430	Distribution Panel, 120/208 V, Replace	30	18	12	1	EA	\$2,196.00	\$2,196													\$2,196									\$2,196
D5030	Electrical room	6880428	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	24	16	13714	SF	\$2.75	\$37,645																	\$37,645					\$37,645
D5040	Throughout building	6880429	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	6	4	6	EA	\$241.56	\$1,449					\$1,449										\$1,449							\$2,899
D5040	Throughout building	6880425	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	11	9	13714	SF	\$4.94	\$67,761										\$67,761												\$67,761
D6060	Throughout building	6880427	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	12	8	13714	SF	\$1.81	\$24,846									\$24,846													\$24,846
D7030	Throughout building	6880426	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	5	10	13714	SF	\$2.20	\$30,116											\$30,116											\$30,116
D7050	Utility closet	6880405	Fire Alarm Panel, Fully Addressable, Replace	15	8	7	1	EA	\$16,470.00	\$16,470								\$16,470														\$16,470
D7050	Throughout building	6880416	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	12	8	13714	SF	\$3.29	\$45,174									\$45,174													\$45,174
E2010	Gymnasium	6880420	Bleachers, Telescoping Manual, up to 15 Tier (per Seat), Replace	20	8	12	400	EA	\$329.40	\$131,760												\$131,760										\$131,760
G2050	Gymnasium	6880432	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	10	15	6	EA	\$10,431.00	\$62,586																	\$62,586					\$62,586
G2050	Gymnasium	6880412	Sports Apparatus, Scoreboard, Electronic Standard, Replace	25	10	15	2	EA	\$8,784.00	\$17,568																	\$17,568					\$17,568