FACILITY CONDITION ASSESSMENT



prepared for

Manhattan Beach USD 325 South Peck Avenue Manhattan Beach, CA 90266



Pacific Elementary School 1200 Pacific Avenue Manhattan Beach, CA 90266

PREPARED BY:

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BV PROJECT #:

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DATE OF REPORT:

June 27, 2024

ON SITE DATE:

April 5, 2024

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Elementary School
Number of Buildings	16 (4 Modulars on strip foundations)
Main Address	1200 Pacific Avenue, Manhattan Beach, CA 90266
Site Developed	1920, 1970s, 1980s and Renovated 2019
Outside Occupants / Leased Spaces	None
Date(s) of Visit	April 5, 2024
Management Point of Contact	DLR Group, Mr. Kevin Fleming (951) 682-0470 phone kfleming@dlrgroup.com email
On-site Point of Contact (POC)	Paul Ruta
Assessment & Report Prepared By	Alvaro Bedoya
Reviewed By	Gregg Young Program Manager 800.733.0660 Gregg.Young@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/



Campus Findings and Deficiencies

Historical Summary

Pacific Elementary School, originally named Center School, was the inaugural educational institution constructed in Manhattan Beach, sanctioned through the approval of a bond issue in 1913. Initially, it accommodated merely 43 students. Over time, it has evolved into the largest elementary school in Manhattan Beach, presently serving a student body exceeding 500 individuals. Situated on Pacific Avenue between Manhattan Beach Blvd. and 17th St., Pacific Elementary caters primarily to residents residing west of Sepulveda, south of Rosecrans Ave, east of Pacific Ave., and north of Manhattan Beach Blvd.

Architectural

While Pacific Elementary School dates to the early 1920s, I will primarily highlight its two most recent major renovations. Pacific Elementary School underwent a significant remodel 24 years ago, resulting in the creation of functional and aesthetically pleasing classrooms, offices, and learning environments. Presently, Pacific Elementary boasts over thirty classrooms, a library, computer lab, art room, two music rooms, a small theater, cafeteria/auditorium, Science and Sea Labs. Additionally, there are upper and lower playgrounds, along with a kindergarten playground, providing appropriate spaces for physical and recreational activities.

Its most recent renovation occurred in 2019, primarily focusing on modernizing the HVAC system and upgrading the fire alarm system.

In terms of significant architectural deficiencies, we found the need for fascia repairs in Building A, gutter and downspout repairs in Buildings M and H, as well as in Modulars N and O, and exterior siding repairs in Modular T. It's worth noting that Buildings H and I are the only ones that have not undergone renovation; therefore, many of their architectural elements are nearing the end of their lifespan. Consequently, it would be advisable to prioritize their renovation promptly.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Pacific Elementary School does not have a central HVAC system; therefore, it's worth noting that each building operates with its independent HVAC system. Many of its buildings are equipped with new Enclosed Cabinet Heat Pumps, which were installed during the 2019 renovation. Specifically, we found split systems, furnaces, and an electric boiler, which is currently inoperable and requires immediate replacement. The heat pump in Building H is also overdue for replacement.

Domestic hot water is supplied through gas-fired or electric tank water heaters on a per-building basis. It is advisable to replace the electric water heaters in Buildings H and I, as they are past due in their life cycle.

Electrical service is provided through main switchboards located between buildings E and F, and although they show some external oxidation, they are still in fair condition. Most lighting fixtures have been upgraded to LED, with only a few exceptions. Additionally, there are no electric generators on the premises.

The renovation of the fire alarm system was a significant part of the 2019 modernization. It's worth noting that no buildings were found to have a fire suppression system, which is a significant recommendation for this school to address.



Site

The school boasts three parking lots, totaling approximately 60 spaces, with 3 spots reserved for ADA accessibility. As you approach the main entrance along Pacific Avenue, you'll encounter 17 parking spaces, while the other two lots are situated on the north side, accessible via 17th Street.

The site primarily comprises a concrete playground, with its main entrance facing Pacific Avenue. Additionally, at its P-shaped layout, we discovered two green fields at the southern and eastern ends. There are also three concrete court areas and two playground areas. Adjacent to the cafeteria, there is a textile shade structure serving as an outdoor dining and/or gathering area.

The property is enclosed by chain-link and metal gates. Stormwater from roofs, landscaped areas, and paved surfaces drains into onsite inlets and catch basins, with underground piping connected to the municipal stormwater management system.

Site lighting mainly consists of a few well-maintained LED pole light fixtures. It's worth noting that the school's site is in fair condition, and its maintenance is optimal.

Recommended Additional Studies

No additional studies recommended at this time. OR



Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate the Facility Condition Index (FCI), which provides a theoretical objective indication of a facility's overall condition. The FCI is defined as the ratio of the cost of current needs divided by the current replacement value (CRV) of the facility. In this report, each building is considered as a separate 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					
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 mathematical values. The table below presents the current, 3-year, 5-year, and 10-year FCI's for each facility:

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Pacific Elementary School / Building A	\$650	3,300	\$2,145,000	0.0%	0.5%	1.8%	6.5%
Pacific Elementary School / Building B (1915)	\$650	3,450	\$2,242,500	0.0%	0.0%	1.2%	9.3%
Pacific Elementary School / Building C (1920)	\$650	4,000	\$2,600,000	0.0%	0.3%	2.2%	6.7%
Pacific Elementary School / Building D (1920)	\$650	5,000	\$3,250,000	0.0%	0.0%	1.7%	10.8%
Pacific Elementary School / Building E	\$650	3,400	\$2,210,000	0.0%	0.0%	0.6%	6.2%
Pacific Elementary School / Building F	\$650	3,400	\$2,720,000	0.0%	0.0%	0.5%	5.0%
Pacific Elementary School / Building G (1920)	\$650	3,400	\$2,210,000	0.0%	0.0%	1.2%	6.2%
Pacific Elementary School / Building H (1958)	\$650	3,100	\$2,015,000	0.0%	2.2%	4.1%	9.7%
Pacific Elementary School / Building I (1958)	\$650	4,400	\$3,520,000	0.0%	10.7%	12.6%	13.7%
Pacific Elementary School / Building J (1958)	\$600	3,300	\$1,980,000	0.0%	0.0%	0.5%	5.4%
Pacific Elementary School / Building K (1920)	\$600	3,500	\$2,100,000	0.0%	0.0%	0.6%	5.0%
Pacific Elementary School / Building L	\$650	3,500	\$2,450,000	0.0%	0.0%	1.5%	11.5%
Pacific Elementary School / Building M	\$650	6,600	\$4,620,000	0.3%	0.4%	1.7%	11.8%
Pacific Elementary School / Building N	\$650	5,500	\$3,575,000	0.0%	0.0%	1.8%	9.1%
Pacific Elementary School / Building O	\$475	2,100	\$997,500	0.0%	11.1%	13.1%	17.5%



Pacific Elementary School / Building P	\$650	2,555	\$1,788,500	0.0%	0.0%	2.8%	8.9%
Pacific Elementary School / Portable N	\$475	2,100	\$997,500	0.0%	6.7%	8.8%	17.0%
Pacific Elementary School / Portable R	\$650	3,500	\$2,275,000	0.0%	0.0%	2.1%	12.8%
Pacific Elementary School / Portable S	\$475	2,100	\$1,365,000	0.0%	6.5%	6.5%	10.9%
Pacific Elementary School / Portable T	\$475	1,100	\$715,000	0.0%	3.7%	4.5%	11.5%

Immediate Needs

Facility/Building	Total Items	Total Cost
Pacific Elementary School / Building M	1	\$12,000
TOTAL	1	\$12,000

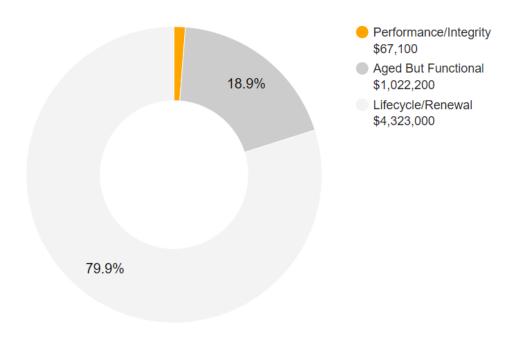


Plan Types

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 and highest on the list below.

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.					
Aged But Functional		Any component or system that has aged past its industry-average expected useful life (EUL) but is not currently deficient or problematic.					
Lifecycle/Renewal		Any component or system that is neither deficient nor aged past EUL but for which future replacement or repair is anticipated and budgeted.					

Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$5,412,300



2. Building A





Address	1200 Pacific Avenue1200 Pacific Avenue, Manhattan Beach, CA 90266					
Constructed/Renovated	1921920 Renovated 2019					
Building Area	3,300 SF					
Number of Stories	1 above grade					
System	Description	Condition				
Structure	Conventional wood frame structure over concrete slab foundation	Fair				
Facade	Primary Wall Finish: Stucco Secondary Wall Finish: Aluminum window siding Windows: Steel	Good				
Roof	Primary: Shed and flat construction with built-up finish	Fair				
Interiors	Walls: Painted gypsum board and panels and ceramic tiles Floors: LVT and ceramic tiles Ceilings: Hard tile ceiling and painted gypsum board	Fair				
Elevators	None	n/a				
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: None Fixtures: Toilets, urinals, and sinks in all restrooms	Fair				



Building A: Building Systems Summary							
HVAC	Non-Central System: Cabinet enclosed heat pumps	Good					
Fire Suppression	Fire extinguishers only	Fair					
Electrical	Source & Distribution: Fed from main switchboard with copper wiring Interior Lighting: LED Emergency Power: None	Fair					
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, and exit signs	Fair					
Equipment/Special	None	n/a					
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.						
Additional Studies	No additional studies are currently recommended for the building.						
Areas Observed	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roof.						
Key Spaces Not Observed	All key areas of the facility were accessible and observed.						



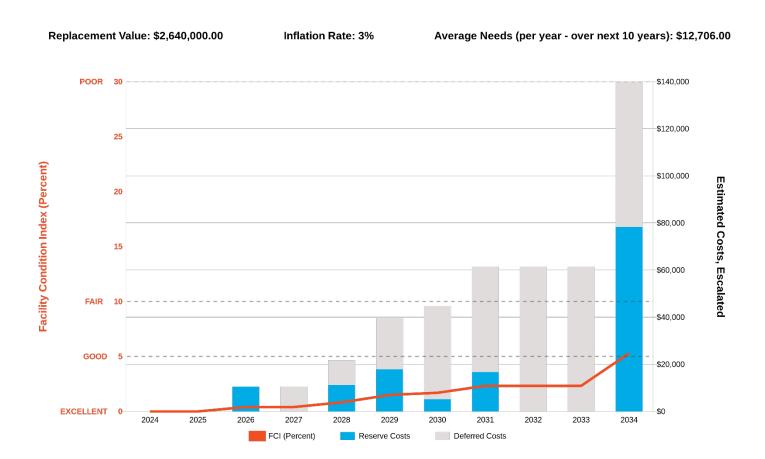
The table below shows the anticipated costs by trade or building system over the next 20 years.

Building A: System 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	\$0	\$0	\$12,356	\$0	\$85,855	\$98,211			
Roofing	\$0	\$10,530	\$0	\$0	\$72,136	\$82,666			
Interiors	\$0	\$0	\$11,234	\$50,282	\$55,682	\$117,198			
Plumbing	\$0	\$0	\$0	\$9,516	\$18,386	\$27,902			
HVAC	\$0	\$0	\$0	\$0	\$28,996	\$28,996			
Electrical	\$0	\$0	\$0	\$27,264	\$39,363	\$66,627			
Fire Alarm & Electronic Systems	\$0	\$0	\$0	\$13,101	\$15,921	\$29,022			
Equipment & Furnishings	\$0	\$0	\$0	\$0	\$21,741	\$21,741			
Sitework	\$0	\$0	\$5,491	\$0	\$0	\$5,491			
TOTALS	\$0	\$10,600	\$29,100	\$100,200	\$338,100	\$478,000			



NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line 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 are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

There are no immediate needs to report.

Key Findings



Roofing in Poor condition.

any type, Repairs per Man-Day Building A Roof-Fascia

Uniformat Code: B3010

Recommendation: Repair in 2026

Fascia with signs of deterioration - AssetCALC ID: 7511513

Plan Type: Performance/Integrity

Cost Estimate: \$9,900



Building A: Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - CURTAIN ALUMINUM WALL



6 - GLAZING





7 - ROOFING



8 - TYPICAL CLASSROOM



9 - RESTROOM



10 - HEAT PUMP CABINET ENCLOSED



11 - INTERCOM/PA SYSTEM

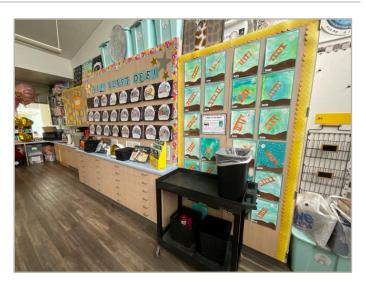


12 – FIRE ALARM PANEL



3. Building B





Address	1200 Pacific Avenue, Manhattan Beach, CA 90266	
Constructed/Renovated	1915 Renovated 2019	
Building Area	3,450 SF	
Number of Stories	1 above grade	
System	Description	Condition
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Facade	Primary Wall Finish: Stucco Secondary Wall Finish: Aluminum window siding Windows: Steel	Good
Roof	Primary: Shed and flat construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board and panels and ceramic tiles Floors: LVT and ceramic tiles Ceilings: Hard tile ceiling and painted gypsum board	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: None Fixtures: Toilets, urinals, and sinks in all restrooms. Sink in all classrooms.	Fair



Building B: Building Systems Summary							
HVAC	Non-Central System: Cabinet enclosed heat pumps	Good					
Fire Suppression	Fire extinguishers only	Fair					
Electrical	Source & Distribution: Fed from main switchboard with copper wiring Interior Lighting: LED Emergency Power: None	Fair					
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, and exit signs	Fair					
Equipment/Special	None	n/a					
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.						
Additional Studies	No additional studies are currently recommended for the building.						
Areas Observed	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roof.						
Key Spaces Not Observed	All key areas of the facility were accessible and observed.						



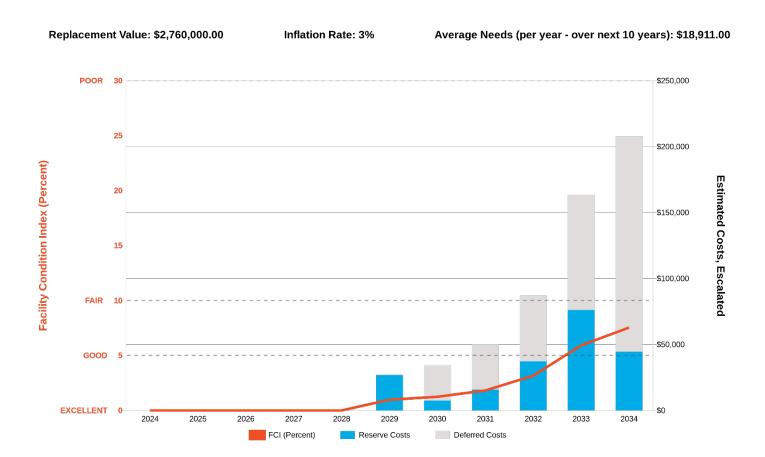
The table below shows the anticipated costs by trade or building system over the next 20 years.

Building B: System 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	\$0	\$0	\$12,356	\$0	\$90,159	\$102,515
Roofing	\$0	\$0	\$0	\$71,086	\$0	\$71,086
Interiors	\$0	\$0	\$14,513	\$49,699	\$58,145	\$122,357
Plumbing	\$0	\$0	\$0	\$6,524	\$25,776	\$32,300
HVAC	\$0	\$0	\$0	\$2,122	\$28,996	\$31,118
Electrical	\$0	\$0	\$0	\$26,866	\$44,854	\$71,720
Fire Alarm & Electronic Systems	\$0	\$0	\$0	\$19,036	\$18,187	\$37,223
Equipment & Furnishings	\$0	\$0	\$0	\$0	\$21,108	\$21,108
Sitework	\$0	\$0	\$0	\$5,825	\$0	\$5,825
TOTALS	\$0	\$0	\$26,900	\$181,200	\$287,300	\$495,400



NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line 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 are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.



Building B: Photographic Overview



1 - FRONT ELEVATION



2 – LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - ROOF OVERVIEW



6 - RESTROOM FIXTURES





7 - DRINKING FOUNTAIN



8 - HEAT PUMP CABINET ENCLOSED



9 - EXHAUST FAN



10 - INTERNET TECHNOLOGY



11 - INTERIOR LIGHTING SYSTEM

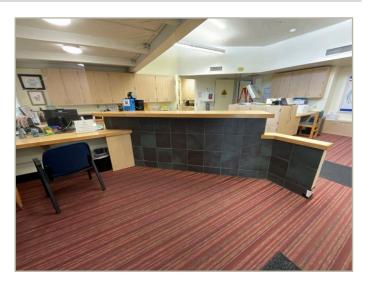


12 - FIRE ALARM SYSTEM



4. Building C





Address	1200 Pacific Avenue, Manhattan Beach, CA 90266				
Constructed/Renovated	1921920 Renovated 2019				
Building Area	4,000 SF				
Number of Stories	1 above grade				
System	Description	Condition			
Structure	Conventional wood frame structure over concrete slab foundation	Fair			
Facade	Primary Wall Finish: Stucco Secondary Wall Finish: Aluminum window siding Windows: Steel, wood	Good			
Roof	Primary: Shed and flat construction with built-up finish	Fair			
Interiors	Walls: Painted gypsum board and panels and ceramic tiles Floors: Carpet, LVT and ceramic tiles Ceilings: Hard tile ceiling and painted gypsum board	Fair			
Elevators	None	n/a			
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets and sinks in all restrooms	Fair			



Building C: Building Systems Summary					
HVAC	Non-Central System: Cabinet enclosed heat pumps Supplemental components: Ductless split-systems and furnace	Good			
Fire Suppression	Fire extinguishers only	Fair			
Electrical	Source & Distribution: Fed from main switchboard with copper wiring Interior Lighting: LED, CFL Emergency Power: None	Fair			
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, and exit signs	Fair			
Equipment/Special	None	n/a			
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.				
Additional Studies	No additional studies are currently recommended for the building.				
Areas Observed	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roof.				
Key Spaces Not Observed	All key areas of the facility were accessible and observed.				



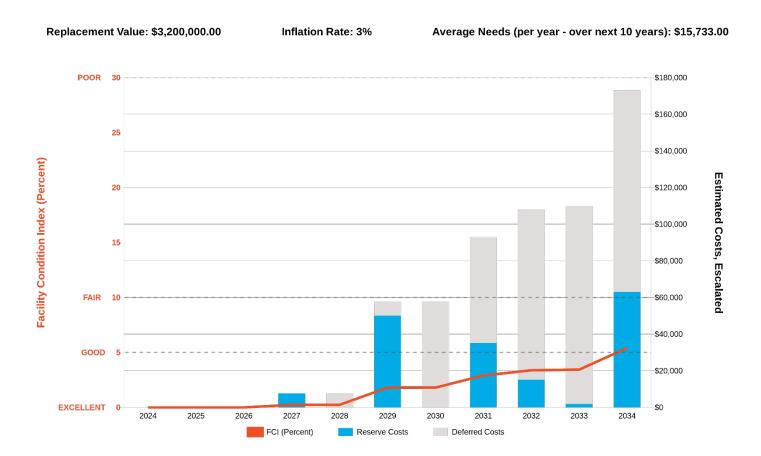
The table below shows the anticipated costs by trade or building system over the next 20 years.

Building C: System 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	\$0	\$0	\$13,533	\$0	\$131,730	\$145,263
Roofing	\$0	\$0	\$0	\$0	\$90,062	\$90,062
Interiors	\$0	\$0	\$35,239	\$28,195	\$104,534	\$167,968
Plumbing	\$0	\$0	\$0	\$1,912	\$15,655	\$17,567
HVAC	\$0	\$0	\$8,948	\$0	\$33,954	\$42,902
Electrical	\$0	\$0	\$0	\$30,242	\$31,632	\$61,874
Fire Alarm & Electronic Systems	\$0	\$0	\$0	\$50,010	\$21,088	\$71,098
Equipment & Furnishings	\$0	\$0	\$0	\$0	\$28,144	\$28,144
Special Construction & Demo	\$0	\$0	\$0	\$0	\$21,967	\$21,967
Sitework	\$0	\$0	\$0	\$4,993	\$0	\$4,993
TOTALS	\$0	\$0	\$57,800	\$115,400	\$478,800	\$652,000



NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line 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 are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.



Building C: Photographic Overview



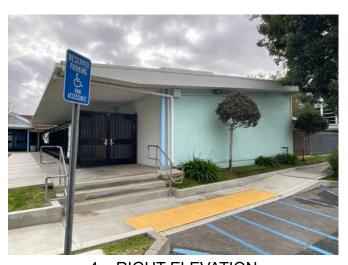
1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - DUCTLESS SPLIT SYSTEM



6 - OVERVIEW ROOFING





7 - PRINCIPAL OFFICE



8 - FIRE ALARM PANELS



9 - CONFERENCE ROOM



10 - RECEPTION AREA



11 – WATER HEATER



12 - CABINET HEAT PUMP



5. Building D





Address	1200 Pacific Avenue, Manhattan Beach, CA 90266	
Constructed/Renovated	1921920 Renovated 2019	
Building Area	5,000 SF	
Number of Stories	1 above grade	
System	Description	Condition
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Facade	Primary Wall Finish: Stucco Secondary Wall Finish: Aluminum window siding Windows: Steel, wood	Good
Roof	Primary: Shed and flat construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board and panels and ceramic tiles Floors: Carpet, LVT and ceramic tiles Ceilings: Hard tile ceiling and painted gypsum board	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets and sinks in all restrooms. Sinks in classrooms	Fair



Building D: Building Systems Summary				
HVAC	Non-Central System: Cabinet enclosed heat pumps Supplemental components: Furnaces	Good		
Fire Suppression	Fire extinguishers only	Fair		
Electrical	Source & Distribution: Fed from main switchboard with copper wiring Interior Lighting: LED, CFL Emergency Power: None	Fair		
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, and exit signs	Fair		
Equipment/Special	None	n/a		
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.			
Additional Studies	No additional studies are currently recommended for the building.			
Areas Observed	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, except the roof.			
Key Spaces Not Observed	Areas of note that were either inaccessible or not observed for other reasons are listed here: Roof; lack of ladder or other means of access			



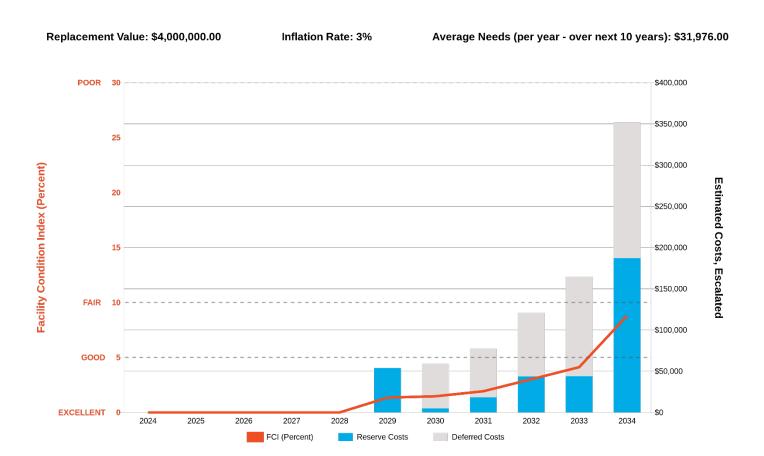
The table below shows the anticipated costs by trade or building system over the next 20 years.

Building D: System 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	\$0	\$0	\$18,830	\$0	\$135,406	\$154,236
Roofing	\$0	\$0	\$0	\$106,115	\$0	\$106,115
Interiors	\$0	\$0	\$35,109	\$68,515	\$122,938	\$226,562
Plumbing	\$0	\$0	\$0	\$5,766	\$136,774	\$142,540
HVAC	\$0	\$0	\$0	\$12,733	\$19,331	\$32,064
Electrical	\$0	\$0	\$0	\$40,106	\$62,167	\$102,273
Fire Alarm & Electronic Systems	\$0	\$0	\$0	\$33,592	\$26,360	\$59,952
Equipment & Furnishings	\$0	\$0	\$0	\$0	\$28,144	\$28,144
Special Construction & Demo	\$0	\$0	\$0	\$21,433	\$0	\$21,433
Sitework	\$0	\$0	\$0	\$9,540	\$0	\$9,540
TOTALS	\$0	\$0	\$54,000	\$297,800	\$531,200	\$883,000



NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line 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 are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.



Building D: Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - STUDENT STORE



6 - TYPICAL CLASSROOM





7 – STAFF LOUNGE



8 - JANITORIAL



9 - PSYCHOLOGIST ROOM



10 - STAFF KITCHEN



11 - FURNACE



12 - CABINET HEAT PUMP



6. Building E





Building E: Building Sy	stems Summary	
Address	1200 Pacific Avenue, Manhattan Beach, CA 90266	
Constructed/Renovated	1921920 Renovated 2019	
Building Area	3,400 SF	
Number of Stories	1 above grade	
System	Description	Condition
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Facade	Primary Wall Finish: Stucco Windows: Steel, wood	Fair
Roof	Primary: Shed and flat construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board and panels and ceramic tiles Floors: LVT and ceramic tiles Ceilings: Hard tile ceiling and painted gypsum board	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets and sinks in all restrooms. Sink in classrooms,	Fair



Building E: Building Systems Summary					
HVAC	Non-Central System: Cabinet enclosed heat pumps	Good			
Fire Suppression	Fire extinguishers only	Fair			
Electrical	Source & Distribution: Secondary Panels fed from main switchboard with copper wiring Interior Lighting: LED Emergency Power: None	Fair			
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, and exit signs	Fair			
Equipment/Special	None	n/a			
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.				
Additional Studies	No additional studies are currently recommended for the building.				
Areas Observed	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, except the roof.				
Key Spaces Not Observed	Areas of note that were either inaccessible or not observed for other reasons are listed here: Roof; lack of ladder or other means of access				



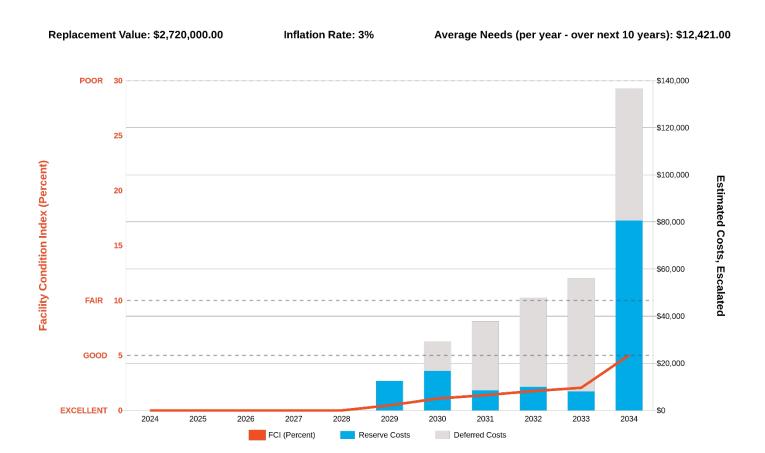
The table below shows the anticipated costs by trade or building system over the next 20 years.

Building E: System 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	\$0	\$0	\$0	\$24,702	\$137,386	\$162,088
Roofing	\$0	\$0	\$0	\$0	\$78,848	\$78,848
Interiors	\$0	\$0	\$12,552	\$43,579	\$42,701	\$98,832
Plumbing	\$0	\$0	\$0	\$4,046	\$21,662	\$25,708
HVAC	\$0	\$0	\$0	\$0	\$28,996	\$28,996
Electrical	\$0	\$0	\$0	\$28,089	\$42,734	\$70,823
Fire Alarm & Electronic Systems	\$0	\$0	\$0	\$18,527	\$17,924	\$36,451
Equipment & Furnishings	\$0	\$0	\$0	\$0	\$21,741	\$21,741
Sitework	\$0	\$0	\$0	\$5,143	\$0	\$5,143
TOTALS	\$0	\$0	\$12,600	\$124,100	\$392,000	\$528,700



NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line 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 are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

There are no immediate needs to report.

Key Findings

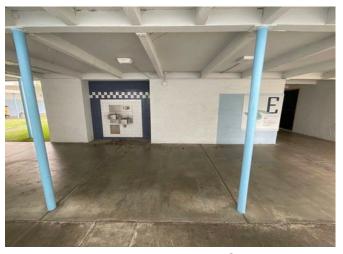
There are no key findings to report.



Building E: Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RESTROOM FIXTURES



5 - INTERIOR LIGHTING



6 - TYPICAL CLASSROOM





7 – WATER HEATER



8 - SINK/LAVATORY



9 - DRINKING FOUNTAIN



10 - HEAT PUMP



11 - ELECTRICAL SYSTEM



12 - FIRE ALARM SYSTEM



7. Building F





Building F: Building Sy	stems Summary	
Address	1200 Pacific Avenue, Manhattan Beach, CA 90266	
Constructed/Renovated	1920 Renovated 2019	
Building Area	3,400 SF	
Number of Stories	1 above grade	
System	Description	Condition
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Facade	Primary Wall Finish: Stucco Windows: Steel, wood	Fair
Roof	Primary: Shed and flat construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board and panels and ceramic tiles Floors: LVT and ceramic tiles Ceilings: Hard tile ceiling and painted gypsum board	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets and sinks in all restrooms. Sink in classrooms	Fair



Building F: Building	Systems Summary	
HVAC	Non-Central System: Cabinet enclosed heat pumps	Good
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Secondary Panels fed from main switchboard with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	None	n/a
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, except the roof.	
Key Spaces Not Observed	Areas of note that were either inaccessible or not observed for other reasons are listed here: Roof; lack of ladder or other means of access	



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

Building F: System 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	\$0	\$0	\$0	\$24,096	\$133,203	\$157,299
Roofing	\$0	\$0	\$0	\$0	\$76,551	\$76,551
Interiors	\$0	\$0	\$13,337	\$44,905	\$38,348	\$96,590
Plumbing	\$0	\$0	\$0	\$6,416	\$18,413	\$24,829
HVAC	\$0	\$0	\$0	\$2,122	\$28,996	\$31,118
Electrical	\$0	\$0	\$0	\$26,476	\$44,203	\$70,679
Fire Alarm & Electronic Systems	\$0	\$0	\$0	\$13,845	\$17,924	\$31,769
Equipment & Furnishings	\$0	\$0	\$0	\$0	\$21,741	\$21,741
Sitework	\$0	\$0	\$0	\$4,993	\$0	\$4,993
TOTALS	\$0	\$0	\$13,400	\$122,900	\$379,400	\$515,700



EXCELLENT 0

2024

2025

2026

2027

FCI (Percent)

2028

NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line 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 are associated with the values along the right Y axis.

Inflation Rate: 3%

Needs by Year with Unaddressed FCI Over Time

Average Needs (per year - over next 10 years): \$12,380.00 Replacement Value: \$2,723,400.00 POOR \$140,000 \$120,000 Facility Condition Index (Percent) \$100,000 Estimated Costs, Escalated 20 \$80,000 15 \$60,000 -\$40.000 \$20,000

2029

Reserve Costs

2030

2031

Deferred Costs

2032



2033

2034

Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.



Building F: Photographic Overview



1 - FRONT ELEVATION



2 – LEFT ELEVATION



3 - REAR ELEVATION



4 – GLAZING



5 - ROOFING



6 - RESTROOM





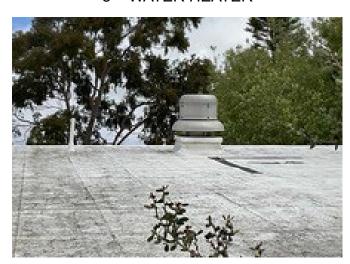
7 - RESTROOM FIXTURES



8 – WATER HEATER



9 - CABINET HEAT PUMP



10 - EXHAUST FAN



11 - INTERCOM/PA SYSTEM



12 - FIRE ALARM PANEL



8. Building G





Building G: Building Sy	ystems Summary	
Address	1200 Pacific Avenue, Manhattan Beach, CA 90266	
Constructed/Renovated	1921920 Renovated 2019	
Building Area	3,400 SF	
Number of Stories	1 above grade	
System	Description	Condition
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Facade	Primary Wall Finish: Stucco Windows: Steel, wood	Fair
Roof	Primary: Shed and flat construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board and panels and ceramic tiles Floors: LVT and ceramic tiles Ceilings: Hard tile ceiling and painted gypsum board	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets and sinks in all restrooms. Sink in classrooms	Fair



Building G: Building Systems Summary				
HVAC	Non-Central System: Cabinet enclosed heat pumps	Good		
Fire Suppression	Fire extinguishers only	Fair		
Electrical	Source & Distribution: Secondary Panels fed from main switchboard with copper wiring Interior Lighting: LED Emergency Power: None	Fair		
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, and exit signs	Fair		
Equipment/Special	None	n/a		
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.			
Additional Studies	No additional studies are currently recommended for the building.			
Areas Observed	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, except the roof.			
Key Spaces Not Observed	Areas of note that were either inaccessible or not observed for other reasons are listed here: Roof; lack of ladder or other means of access			



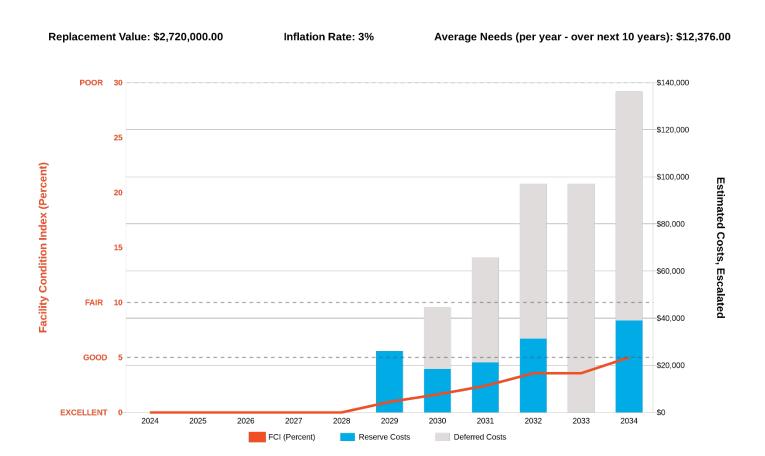
The table below shows the anticipated costs by trade or building system over the next 20 years.

Building G: System 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	\$0	\$0	\$14,122	\$10,101	\$106,082	\$130,305
Roofing	\$0	\$0	\$0	\$0	\$78,848	\$78,848
Interiors	\$0	\$0	\$11,964	\$46,006	\$36,942	\$94,912
Plumbing	\$0	\$0	\$0	\$3,919	\$20,504	\$24,423
HVAC	\$0	\$0	\$0	\$0	\$28,996	\$28,996
Electrical	\$0	\$0	\$0	\$26,476	\$44,203	\$70,679
Fire Alarm & Electronic Systems	\$0	\$0	\$0	\$18,703	\$17,924	\$36,627
Equipment & Furnishings	\$0	\$0	\$0	\$0	\$21,741	\$21,741
Sitework	\$0	\$0	\$0	\$4,847	\$0	\$4,847
TOTALS	\$0	\$0	\$26,100	\$110,100	\$355,300	\$491,500



NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line 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 are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.



Building G: Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 – PRIMARY ROOF OVERVIEW



5 - ROOFING OVERVIEW



6 - TYPICAL CLASSROOM





7 - CUSTODIAL ROOM



8 - RESTROOM FIXTURES



9 - WATER HEATER



10 - DRINKING FOUNTAIN



11 - CABINET HEAT PUMP



12 - FIRE ALARM SYSTEM



9. Building H





Building H: Building	-	
Address	1200 Pacific Avenue, Manhattan Beach, CA 90266	
Constructed/Renovate	d 1958 Renovated 1995	
Building Area	3,100 SF	
Number of Stories	1 above grade	
System	Description	Condition
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Facade	Primary Wall Finish: Stucco Windows: Steel, wood	Fair
Roof	Primary: Shed and flat construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board Floors: VCT and carpet Ceilings: Hard tile ceiling and painted gypsum board	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Electric water heaters with integral tanks Fixtures: Sink in classrooms	Fair



Building H: Building Sy	Building H: Building Systems Summary				
HVAC	Non-Central System: Heat pump Supplemental components: Furnace	Fair			
Fire Suppression	Fire extinguishers only	Fair			
Electrical	Source & Distribution: Secondary Panels fed from main switchboard with copper wiring Interior Lighting: LED Emergency Power: None	Fair			
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, and exit signs	Fair			
Equipment/Special	None	n/a			
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.				
Additional Studies	No additional studies are currently recommended for the building.				
Areas Observed	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, except the roof.				
Key Spaces Not Observed	Areas of note that were either inaccessible or not observed for other reasons are listed here: Roof; lack of ladder or other means of access				



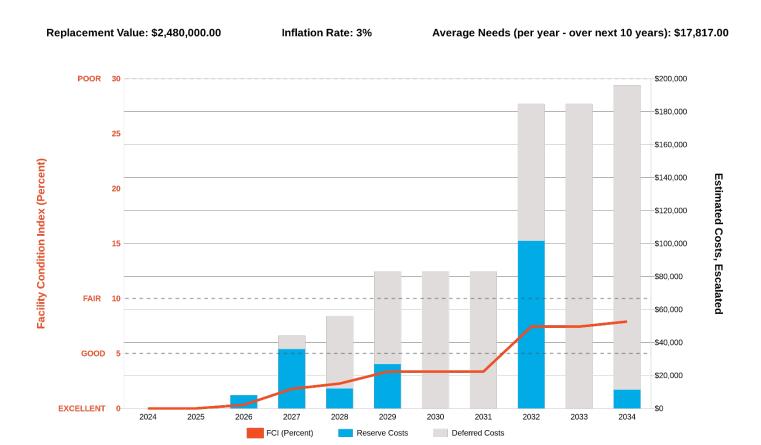
The table below shows the anticipated costs by trade or building system over the next 20 years.

Building H: System 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	\$0	\$0	\$14,122	\$11,369	\$95,370	\$120,861
Roofing	\$0	\$478	\$0	\$62,014	\$0	\$62,492
Interiors	\$0	\$0	\$35,902	\$15,502	\$51,990	\$103,394
Plumbing	\$0	\$2,751	\$6,962	\$0	\$77,341	\$87,054
HVAC	\$0	\$4,786	\$10,353	\$0	\$0	\$15,139
Electrical	\$0	\$0	\$0	\$24,140	\$38,133	\$62,273
Fire Alarm & Electronic Systems	\$0	\$0	\$0	\$0	\$14,956	\$14,956
Equipment & Furnishings	\$0	\$0	\$5,392	\$0	\$0	\$5,392
Sitework	\$0	\$0	\$2,218	\$0	\$0	\$2,218
TOTALS	\$0	\$8,100	\$75,000	\$113,100	\$277,800	\$474,000



NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line 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 are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

There are no immediate needs to report.



Key Findings



Drinking Fountain in Poor condition.

Wall-Mounted, Bi-Level Building H Building exterior

Uniformat Code: D2010

Recommendation: Replace in 2026

Not fully functional - AssetCALC ID: 7511717



Sink/Lavatory in Poor condition.

Service Sink, Floor Building H Custodial room

Uniformat Code: D2010

Recommendation: Replace in 2026

Very old and bad shape, rusted and chipped - AssetCALC ID: 7511699



Soffit in Poor condition.

Metal Building H Roof

Uniformat Code: B3080

Recommendation: Replace in 2026

Rusted and damage - AssetCALC ID: 7511713



Heat Pump in Poor condition.

Packaged & Wall-Mounted Building H Classrooms

Uniformat Code: D3030

Recommendation: Replace in 2026

Noisy and aged over pass RUL - AssetCALC ID: 7511714



Performance/Integrity

Cost Estimate: \$1,700

Plan Type:

Performance/Integrity

Cost Estimate: \$900

Plan Type:

Plan Type:

Performance/Integrity

Cost Estimate: \$500

Performance/Integrity

Cost Estimate: \$4,500



Building H: Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - SHADE STRUCTURE



5 - INTERIOR OVERVIEW



6 - TYPICAL CLASSROOM





7 - WATER HEATER



8 - ART CLASS SINK



9 - FURNACE



10 – EXTERIOR HEAT PUMP



11 - ELECTRICAL PANELS



12 – FIRE ALARM SYSTEM



10. Building I





Building I: Building Systems Summary				
Address	1200 Pacific Avenue, Manhattan Beach, CA 90266			
Constructed/Renovated	1958 Renovated 1995			
Building Area	4,400 SF			
Number of Stories	1 above grade			
System	Description	Condition		
Structure	Conventional wood frame structure over concrete slab foundation	Fair		
Facade	Primary Wall Finish: Stucco Windows: Steel, wood	Fair		
Roof	Primary: Shed and flat construction with built-up finish	Fair		
Interiors	Walls: Painted gypsum board and FRP Floors: Carpet, VCT and terazo Ceilings: Hard tile ceiling and painted gypsum board	Fair		
Elevators	None	n/a		
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms. Sink in classrooms	Fair		



Building I: Building Systems Summary				
HVAC	Non-Central System: Furnaces	Fair		
Fire Suppression	Fire extinguishers only	Fair		
Electrical	Source & Distribution: Secondary Panels fed from main switchboard with copper wiring Interior Lighting: LED Emergency Power: None	Fair		
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, and exit signs	Fair		
Equipment/Special	None	n/a		
Accessibility	Potential moderate issues have been identified at this building and a detailed accessibility study is recommended bathrooms are not ADA accessible.			
Additional Studies	No additional studies are currently recommended for the building. Building lacks Fire Suppression System			
Areas Observed	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, except the roof.			
Key Spaces Not Observed	Areas of note that were either inaccessible or not observed for other reasons are listed here: Roof; lack of ladder or other means of access			



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

System 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	-	\$82,500	\$8,600	-	\$22,400	\$113,600
Roofing	-	\$92,100	-	-	-	\$92,100
Interiors	-	\$27,600	\$98,900	-	\$85,300	\$211,800
Plumbing	-	\$5,900	-	\$3,100	\$31,600	\$40,500
HVAC	-	\$25,800	\$3,500	-	-	\$29,300
Electrical	-	-	\$68,700	-	\$46,000	\$114,700
Fire Alarm & Electronic Systems	-	-	\$8,900	\$18,300	-	\$27,300
Equipment & Furnishings	-	-	\$10,800	-	-	\$10,800
Special Construction & Demo	-	-	-	\$18,200	-	\$18,200
Site Utilities	-	\$8,600	-	-	-	\$8,600
TOTALS (3% inflation)	-	\$242,600	\$199,400	\$39,600	\$185,400	\$667,000

^{*}Totals have been rounded to the nearest \$100.



EXCELLENT

2024

2025

2026

FCI, unabated

2027

2028

2029

2030

Reserve costs, escalated

2031

2032

2033

Deferred costs, escalated

NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line 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 are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time FCI Analysis: Pacific Elementary School Building I Replacement Value: \$3,520,000 Inflation Rate: 3.0% Average Needs per Year: \$43,800 30 S600,000 POOR \$600,000 FAIR \$200,000

Immediate Needs

There are no immediate needs to report.

Key Findings



Drinking Fountain in Poor condition.

Wall-Mounted, Bi-Level Building I Building exterior

Uniformat Code: D2010

Recommendation: Replace in 2026

Not fully functional - AssetCALC ID: 7511739

Plan Type: Performance/Integrity

Cost Estimate: \$1,700



Building I: Photographic Overview



1 – FRONT ELEVATION



2 - REAR ELEVATION



3 - RESTROOM FIXTURES



4 - CLASSROOM



5 – WATER HEATER



6 - FURNACE



11. Building J





Address	1200 Pacific Avenue, Manhattan Beach, CA 90266	
Constructed/Renovated	1958 Renovated 2019	
Building Area	3,300 SF	
Number of Stories	1 above grade	
System	Description	Condition
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Facade	Primary Wall Finish: Stucco Secondary Wall Finish: Aluminum window siding Windows: Steel, wood	Good
Roof	Primary: Shed and flat construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board and panels and ceramic tiles Floors: LVT and ceramic tiles Ceilings: Hard tile ceiling and painted gypsum board	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: None Fixtures: Toilets, Urinals and sinks in all restrooms. Sink in classrooms	Fair



Building J: Building	Systems Summary	
HVAC	Non-Central System: Cabinet enclosed heat pumps	Good
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Secondary Panels fed from main switchboard with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	None	n/a
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, except the roof.	
Key Spaces Not Observed	Areas of note that were either inaccessible or not observed for other reasons are listed here: Roof; lack of ladder or other means of access	



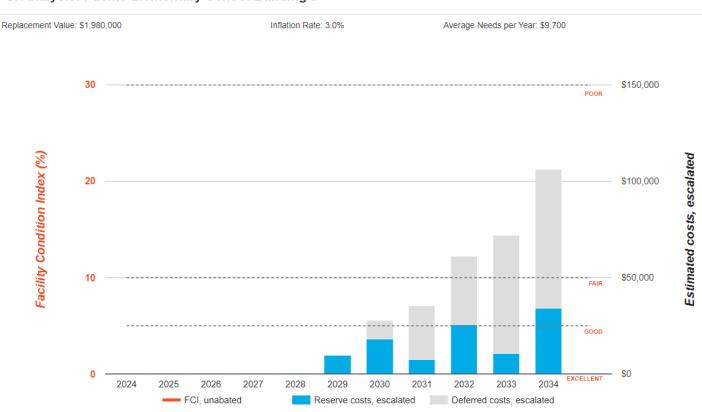
The table below shows the anticipated costs by trade or building system over the next 20 years.

Building J: System 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	\$0	\$0	\$0	\$10,303	\$77,601	\$87,904	
Roofing	\$0	\$0	\$0	\$0	\$74,300	\$74,300	
Interiors	\$0	\$0	\$9,807	\$36,261	\$32,679	\$78,747	
Plumbing	\$0	\$0	\$0	\$0	\$27,707	\$27,707	
HVAC	\$0	\$0	\$0	\$0	\$28,996	\$28,996	
Electrical	\$0	\$0	\$0	\$25,698	\$42,902	\$68,600	
Fire Alarm & Electronic Systems	\$0	\$0	\$0	\$18,295	\$17,397	\$35,692	
Equipment & Furnishings	\$0	\$0	\$0	\$0	\$21,741	\$21,741	
Sitework	\$0	\$0	\$0	\$5,656	\$0	\$5,656	
TOTALS	\$0	\$0	\$9,900	\$96,300	\$323,400	\$429,600	

NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line 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 are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Pacific Elementary School Building J





Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.



Building J: Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 – GLAZING



6 - ROOFING OVERVIEW





7 - TYPICAL CLASSROOM



8 - RESTROOM FIXTURES



9 - CLASSROOM'S SINK/LAVATORY



10 - CABINET HEAT PUMP



11 - INTERNET TECHNOLOGY



12 - FIRE ALARM SYSTEM



12. Building K





Address	1200 Pacific Avenue, Manhattan Beach, CA 90266	
Constructed/Renovated	1920 Renovated 2019	
Building Area	3,500 SF	
Number of Stories	1 above grade	
System	Description	Condition
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Facade	Primary Wall Finish: Stucco Secondary Wall Finish: Aluminum window siding Windows: Steel, wood	Good
Roof	Primary: Shed and flat construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board Floors: LVT Ceilings: Hard tile ceiling and painted gypsum board	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and PVC venting Hot Water: None Fixtures: Sink in classrooms	Fair



Building K: Building Sy	ystems Summary	
HVAC	Non-Central System: Cabinet enclosed heat pumps	Good
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Secondary Panels fed from main switchboard with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	None	n/a
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, except the roof.	
Key Spaces Not Observed	Areas of note that were either inaccessible or not observed for other reasons are listed here: Roof; lack of ladder or other means of access	



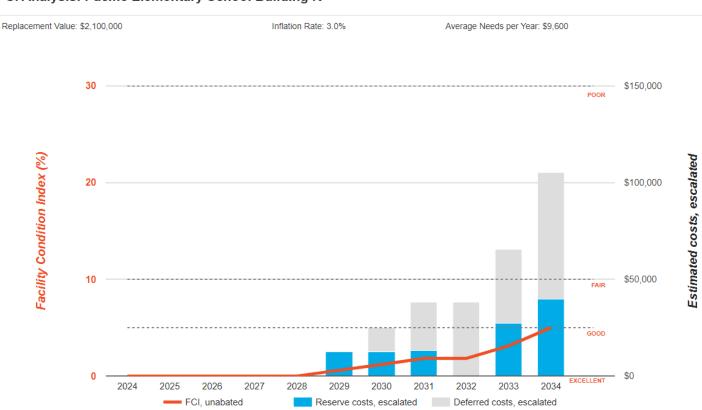
The table below shows the anticipated costs by trade or building system over the next 20 years.

Building K: System 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	\$0	\$0	\$0	\$10,908	\$89,651	\$100,559	
Roofing	\$0	\$0	\$0	\$0	\$78,804	\$78,804	
Interiors	\$0	\$0	\$12,552	\$41,408	\$36,207	\$90,167	
Plumbing	\$0	\$0	\$0	\$0	\$6,325	\$6,325	
HVAC	\$0	\$0	\$0	\$0	\$28,996	\$28,996	
Electrical	\$0	\$0	\$0	\$27,271	\$41,604	\$68,875	
Fire Alarm & Electronic Systems	\$0	\$0	\$0	\$7,323	\$16,869	\$24,192	
Equipment & Furnishings	\$0	\$0	\$0	\$0	\$21,108	\$21,108	
Sitework	\$0	\$0	\$0	\$5,825	\$0	\$5,825	
TOTALS	\$0	\$0	\$12,600	\$92,800	\$319,600	\$425,000	

NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line 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 are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Pacific Elementary School Building K



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.



Building K: Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - ROOFING



6 - TYPICAL CLASSROOM





7 - STORAGE ROOM



8 - TYP. CLASSROOM SINK



9 - ENCLOSED HEAT PUMP



10 - INTERNET TECHNOLOGY



11 - FIRE ALARM SYSTEM



12 - CASEWORK



13. Building L





Building L: Building Sy	ystems Summary	
Address	1200 Pacific Avenue, Manhattan Beach, CA 90266	
Constructed/Renovated	1920 Renovated 2019	
Building Area	3,500 SF	
Number of Stories	1 above grade	
System	Description	Condition
Structure	Conventional wood frame structure over concrete slab foundation	Good
Facade	Primary Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Primary: Gable construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board Floors: Carpet, VCT and vinyl sheeting Ceilings: Hard tile	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: None Fixtures: Toilets and sinks in all restrooms.	Fair



Building L: Building Sy	stems Summary	
HVAC	Non-Central System: Furnaces Supplemental components: Air conditioner Window/Thru, and Exhaust fans	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Secondary Panels fed from main switchboard with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	None	n/a
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, except the roofs.	
Key Spaces Not Observed	Areas of note that were either inaccessible or not observed for other reasons are listed here: Roof; lack of ladder or other means of access	



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

System 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	-	-	\$19,800	-	\$72,700	\$92,500	
Roofing	-	-	-	\$74,300	-	\$74,300	
Interiors	-	-	\$9,900	\$36,400	\$103,100	\$149,400	
Plumbing	-	-	-	\$2,200	\$59,500	\$61,700	
HVAC	-	-	\$7,600	\$3,400	\$49,900	\$61,000	
Electrical	-	-	-	\$53,400	\$15,800	\$69,200	
Fire Alarm & Electronic Systems	-	-	-	\$40,500	-	\$40,500	
Equipment & Furnishings	-	-	-	\$27,300	\$12,700	\$40,000	
Site Utilities	-	-	-	\$6,400	-	\$6,400	
TOTALS (3% inflation)	-		\$37,300	\$243,800	\$313,800	\$594,900	

^{*}Totals have been rounded to the nearest \$100.



Average Needs per Year: \$25,600

Replacement Value: \$2,450,000

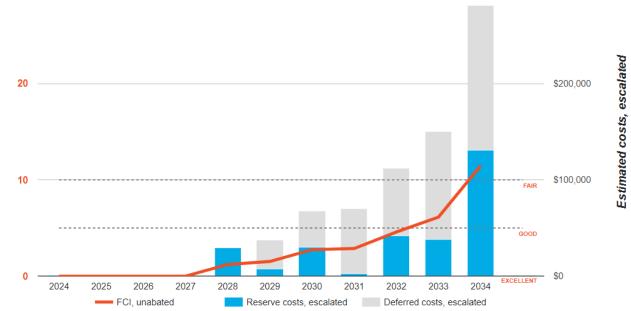
NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each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

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Pacific Elementary School Building L

\$300,000 POOR Facility Condition Index (%) 20 \$200,000

Inflation Rate: 3.0%



Immediate Needs

There are no immediate needs to report.

Key Findings

No key findings at this time.



Building L (BLDG Q): Photographic Overview



1 - FRONT ELEVATION



2 - RIGHT ELEVATION



3 - REAR ELEVATION



4 – INTERIOR OVERVIEW



5 – FURNACE

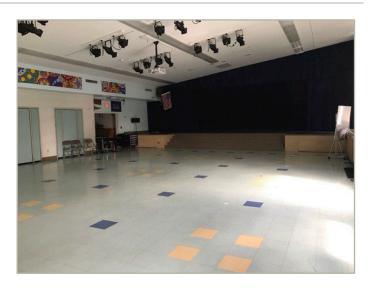


6 - ROOF OVERVIEW



14. Building M





Address	1200 Perific Avenue Manhattan Basah CA 00200	
Address	1200 Pacific Avenue, Manhattan Beach, CA 90266	
Constructed/Renovated	1970's (estimated)	
Building Area	6,600 SF	
Number of Stories	1 above grade	
System	Description	Condition
Structure	Conventional wood frame structure over concrete slab foundation	Good
Facade	Primary Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Primary: Flat construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board and vinyl Floors: VCT and vynil sheeting Ceilings: Painted gypsum board and hard tile ceiling	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Gas water heater with integral tanks Fixtures: Toilets and sinks in all restrooms. Sinks in the kitchen	Fair



Building M: Building S	ystems Summary	
HVAC	Central System: Boilers and evaporative cooler Supplemental components: Wall heater and exhaust fan	Good
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Secondary Panels fed from main switchboard with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	



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

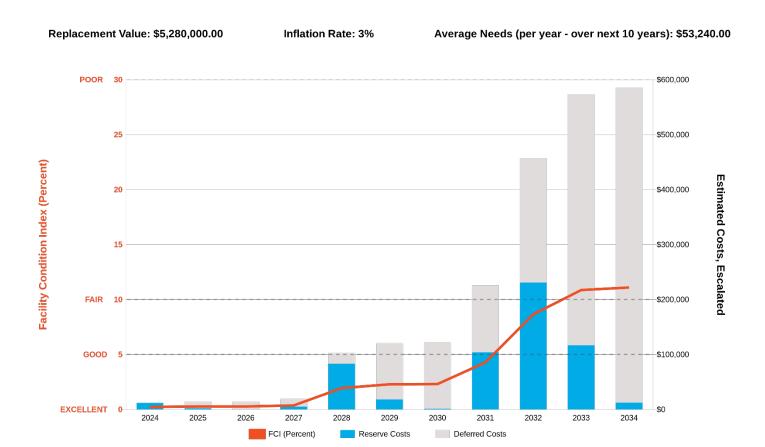
System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$34,100	-	\$59,300	\$93,400
Roofing	-	\$2,300	-	\$134,100	-	\$136,400
Interiors	-	-	\$10,400	\$90,000	\$32,100	\$132,500
Conveying	-	-	-	-	\$34,600	\$34,600
Plumbing	-	-	\$1,600	\$5,000	\$81,100	\$87,700
HVAC	\$12,000	-	\$4,900	\$10,900	\$43,700	\$71,600
Electrical	-	-	-	\$106,500	\$28,200	\$134,600
Fire Alarm & Electronic Systems	-	-	-	\$67,800	-	\$67,800
Equipment & Furnishings	-	-	\$13,600	\$44,400	\$18,500	\$76,600
Site Utilities	-	-	-	\$6,200	-	\$6,200
TOTALS (3% inflation)	\$12,000	\$2,300	\$64,600	\$464,900	\$297,500	\$841,300

^{*}Totals have been rounded to the nearest \$100.



NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line 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 are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

Location	UF	Description	Cond	Plan Type	Cost
Pacific Elementary School / Building M	D3021	Boiler, Electric, HVAC, Replace	Failed	Performance/Integrity	\$12,000
TOTAL (1 items)					\$12,000



Key Findings



Boiler in Failed condition.

Electric, HVAC Building M Utility closet

Uniformat Code: D3020

Recommendation: Replace in 2024

The unit is not operational. - AssetCALC ID: 7542222



Roof Appurtenances in Poor condition.

Gutters & Downspouts, Aluminum w/ Fittings Building M Roof

Uniformat Code: B3020

Recommendation: Replace in 2025

The gutter is deteriorated, repair is required. - AssetCALC ID: 7542216

Plan Type:

Plan Type:

Performance/Integrity

Cost Estimate: \$2,200

Performance/Integrity

Cost Estimate: \$12,000



Building M: Photographic Overview



1 - FRONT ELEVATION



2 - REAR ELEVATION



3 - ROOFING OVERVIEW



4 - CAFETERIA



5 - VERTICAL LIFT



6 – WATER HEATER





7 - RESTROOM FIXTURES



8 - DRINKING FOUNTAIN



9 - BOILER



10 - EVAPORATIVE COOLER



11 - FOODSERVICE EQUIPMENT



12 - THEATER & STAGE EQUIPMENT



15. Building N





Building N: Building		
Address	1200 Pacific Avenue, Manhattan Beach, CA 90266	
Constructed/Renovated	d 1970's (estimated)	
Building Area	5,500 SF	
Number of Stories	1 above grade	
System	Description	Condition
Structure	Conventional wood frame structure over concrete slab foundation	Good
Facade	Primary Wall Finish: Stucco Windows: Vinyl	Fair
Roof	Primary: Gable construction with clay/concrete tiles	Fair
Interiors	Walls: Painted gypsum board and vinyl Floors: VCT and vinyl sheeting Ceilings: Painted gypsum board and hard tile ceiling	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: None Fixtures: Toilets and sinks in all restrooms.	Fair



Building N: Building Systems Summary				
HVAC	Non-Central System: Furnaces with split-system condensing units Supplemental components: None	Good		
Fire Suppression	Fire extinguishers only	Fair		
Electrical	Source & Distribution: Secondary Panels fed from main switchboard with copper wiring Interior Lighting: LED Emergency Power: None	Fair		
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, and exit signs	Fair		
Equipment/Special	None	Fair		
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.			
Additional Studies	No additional studies are currently recommended for the building.			
Areas Observed	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.			
Key Spaces Not Observed	All key areas of the facility were accessible and observed.			



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

System 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	-	-	\$28,600	\$46,800	\$38,400	\$113,800
Roofing	-	-	-	\$1,800	\$177,500	\$179,300
Interiors	-	-	\$30,300	\$60,000	\$99,000	\$189,300
Plumbing	-	-	-	-	\$6,400	\$6,400
HVAC	-	-	\$5,800	-	\$63,600	\$69,400
Electrical	-	-	-	\$84,300	\$24,900	\$109,200
Fire Alarm & Electronic Systems	-	-	-	\$42,500	-	\$42,500
Equipment & Furnishings	-	-	-	\$19,700	\$9,200	\$28,900
Site Utilities	-	-	-	\$6,000	-	\$6,000
TOTALS (3% inflation)	-		\$64,600	\$261,200	\$419,000	\$744,800

^{*}Totals have been rounded to the nearest \$100.



NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line 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 are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time FCI Analysis: Pacific Elementary School Building N Replacement Value: \$3,575,000 Inflation Rate: 3.0% Average Needs per Year: \$29,700 \$400,000 Facility Condition Index (%) \$300,000 Estimated costs, escalated 20 \$200,000 \$100,000 EXCELLENT 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034

Reserve costs, escalated

FCI, unabated

Deferred costs, escalated

Immediate Needs

There are no immediate needs to report.

Key Findings

No key findings at this time.



Building N: Photographic Overview



1 - FRONT ELEVATION



2 - REAR ELEVATION



3 - RIGHT ELEVATION



4 - FACADE ELEMENTS



5 - OVERVIEW ROOFING



6 – THEATER





7 – HALLWAY



8 - CLASSROOM



9 - CEILING /LIGHTING



10 - FURNACE



11 - SPLIT SYSTEM CONDENSING UNITS



12 - AIR CONDITIONER



16. Building O





Address	1200 Pacific Avenue, Manhattan Beach, CA 90266	
Constructed/Renovated	1	
Building Area	2,100 SF	
Number of Stories	1 above grade	
System	Description	Condition
Structure	Conventional wood frame structure over concrete slab foundation	Good
Facade	Primary Wall Finish: Wood siding Windows: Aluminum	Fair
Roof	Primary: Flat construction with a built-up finish	Fair
Interiors	Walls: Vinyl Floors: Carpet Ceilings: ACT	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: None Fixtures: Sink in classrooms	Fair



Building O: Building Systems Summary					
HVAC	Non-Central System: Heat pumps Supplemental components: None	Good			
Fire Suppression	Fire extinguishers only	Fair			
Electrical	Source & Distribution: Secondary Panels fed from main switchboard with copper wiring Interior Lighting: Linear LED Emergency Power: None	Fair			
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, and exit signs	Fair			
Equipment/Special	None	n/a			
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.				
Additional Studies	No additional studies are currently recommended for the building.				
Areas Observed	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.				
Key Spaces Not Observed	All key areas of the facility were accessible and observed.				



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

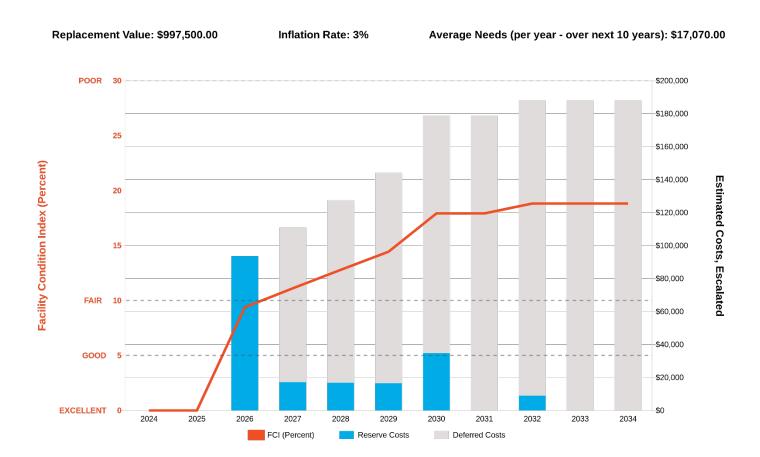
System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	\$17,500	-	-	\$15,400	\$32,900
Roofing	-	\$38,800	-	-	-	\$38,800
Interiors	-	\$18,800	\$11,600	\$10,400	\$25,300	\$66,300
Plumbing	-	-	-	\$3,200	-	\$3,200
HVAC	-	-	-	\$5,700	\$21,100	\$26,800
Electrical	-	-	\$19,900	\$15,400	-	\$35,300
Fire Alarm & Electronic Systems	-	-	\$5,500	\$9,000	-	\$14,500
Equipment & Furnishings	-	\$13,700	-	-	-	\$13,700
Site Utilities	-	\$4,800	-	-	-	\$4,800
TOTALS (3% inflation)	-	\$93,600	\$37,100	\$43,700	\$61,900	\$236,300

^{*}Totals have been rounded to the nearest \$100.



NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line 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 are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

There are no immediate needs to report.

Key Findings

No key findings at this time.



Building O: Photographic Overview



1 - FRONT ELEVATION



2 - ROOFING



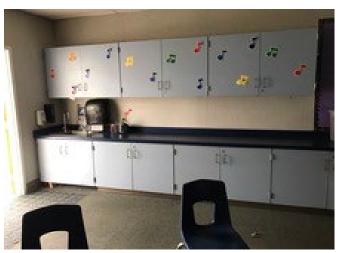
3 - CLASSROOM



4 - WALL MOUNTED HEAT PUMP



5 - FIRE ALARM SYSTEM



6 - CASEWORK



17. Building P





Building P: Building Sy	ystems Summary	
Address	1200 Pacific Avenue, Manhattan Beach, CA 90266	
Constructed/Renovated	1920 Renovated 2019	
Building Area	2,555 SF	
Number of Stories	1 above grade	
System	Description	Condition
Structure	Conventional wood frame structure over concrete slab foundation	Good
Facade	Primary Wall Finish: Stucco Windows: Vinyl	Fair
Roof	Primary: Gable construction with clay/concrete tiles	Fair
Interiors	Walls: Painted gypsum board and ceramic tile Floors: Carpet and ceramic tile, Ceilings: Painted gypsum board and exposed elements	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: None Fixtures: Toilets and sinks in all restrooms.	Fair



Building P: Building S	ystems Summary	
HVAC	Non-Central System: Furnaces with split-system condensing units Supplemental components: None	Good
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Secondary Panels fed from main switchboard with copper wiring Interior Lighting: LED and incandescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	None	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	



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

System 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	-	-	\$12,900	\$22,300	\$22,700	\$57,900
Roofing	-	-	-	\$700	\$86,500	\$87,300
Interiors	-	-	\$35,200	-	\$66,800	\$102,000
Plumbing	-	-	\$1,600	\$1,700	\$6,900	\$10,200
HVAC	-	-	-	-	\$39,100	\$39,100
Electrical	-	-	-	\$37,800	\$11,600	\$49,300
Fire Alarm & Electronic Systems	-	-	-	\$24,500	-	\$24,500
Equipment & Furnishings	-	-	-	\$17,400	\$7,000	\$24,300
Site Utilities	-	-	-	\$6,000	-	\$6,000
TOTALS (3% inflation)	-		\$49,800	\$110,300	\$240,600	\$400,700

^{*}Totals have been rounded to the nearest \$100.



NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line 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 are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$2,044,000.00 Inflation Rate: 3% Average Needs (per year - over next 10 years): \$16,025.00 POOR \$180,000 \$160,000 25 \$140,000 Facility Condition Index (Percent) **Estimated Costs, Escalated** 20 \$120,000 -\$100,000 15 \$80.000 -\$40.000 \$20,000 EXCELLENT 0 \$0 2024 2026 2025 2027 2028 2029 2030 2031 2032 2033 2034 FCI (Percent) Deferred Costs Reserve Costs

Immediate Needs

There are no immediate needs to report.

Key Findings

No key findings at this time.



Building P: Photographic Overview



1 - FRONT ELEVATION



2 - ROOFING



3 – LIBRARY



4 – RESTROOM FIXTURES



5 - FURNACE



6 - SPLIT SYSTEM



18. Modulars





Modulars: Building Sys	tems Summary					
Address	1200 Pacific Avenue, Manhattan Beach, CA 90266					
Constructed/Renovated	1990's (estimated)					
Building Area	Varies					
Number of Stories	1 above grade					
System	Description	Condition				
Structure	Conventional wood frame structure over strip foundation	Good				
Facade	Primary Wall Finish: Wood siding Windows: Aluminum	Fair				
Roof	Primary: Flat construction with a built-up finish and metal roofing	Fair				
Interiors	Walls: Vinyl Floors: Carpet Ceilings: ACT	Fair				
Elevators	None	n/a				
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: None Fixtures: Sink in classrooms	Fair				



Modulars: Building S	ystems Summary	
HVAC	Non-Central System: Heat pumps Supplemental components: None	Good
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Secondary Panels fed from main switchboard with copper wiring Interior Lighting: Linear LED Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	None	n/a
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	



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

System 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	-	\$13,200	\$47,700	\$2,600	\$133,900	\$197,300
Roofing	-	\$71,800	-	\$75,100	\$51,800	\$198,600
Interiors	-	\$26,700	\$40,100	\$66,700	\$198,600	\$332,100
Plumbing	-	-	\$1,600	\$8,800	\$77,300	\$87,700
HVAC	-	\$26,300	\$7,600	\$19,000	\$92,500	\$145,400
Electrical	-	-	-	\$137,800	\$39,000	\$176,800
Fire Alarm & Electronic Systems	-	-	-	\$68,900	-	\$68,900
Equipment & Furnishings	-	\$21,600	-	\$42,700	\$19,800	\$84,100
Site Utilities	-	-	-	\$13,200	-	\$13,200
TOTALS (3% inflation)	-	\$159,700	\$97,000	\$434,700	\$612,900	\$1,304,300

^{*}Totals have been rounded to the nearest \$100.



Immediate Needs

There are no immediate needs to report.

Key Findings



Exterior Walls in Poor condition.

Wood Siding Modular T Pacific Elementary School Building Exterior

Uniformat Code: B2010

Recommendation: Replace in 2025

Priority Score: 89.8

Plan Type:

Performance/Integrity

Cost Estimate: \$1,800

\$\$\$\$

The wood siding is deteriorated, repair is required. - AssetCALC ID: 7542374



Roof Appurtenances in Poor condition.

Gutters & Downspouts, Aluminum w/ Fittings Modular N Pacific Elementary School Roof

Uniformat Code: B3020

Recommendation: Replace in 2025

Priority Score: 81.8

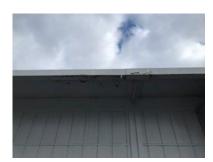
Plan Type:

Performance/Integrity

Cost Estimate: \$1,400

\$\$\$\$

The gutter is deteriorated and corroded, replacement is required. - AssetCALC ID: 7542129



Roof Appurtenances in Poor condition.

Gutters & Downspouts, Aluminum w/ Fittings Modular O Pacific Elementary School Roof

Uniformat Code: B3020

Recommendation: Replace in 2025

Priority Score: 81.8

Plan Type:

Performance/Integrity

Cost Estimate: \$1,400

\$\$\$\$

The gutter is deteriorated and corroded, replacement is required. - AssetCALC ID: 7542096





Modulars: Photographic Overview



1 - FRONT LEFT VIEW



2 - ROOFING



3 - CLASSROOM



4 - WALL MOUNTED HEAT PUMPS



5 - DISTRIBUTION PANEL



6 - PA/INTERNET TECHNOLOGY



19. Site





Site: Site Information	1	
Site Area	12 acres	
Parking Spaces	60 total spaces all in open lots; 3 of which are accessible.	
System	Description	Condition
Site Pavement	Asphalt lots with areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Property entrance signage; Wrought iron gates and chain link fencing; Green fields and courts fencing, and site lights Limited furnished with park benches, tables, trash receptacles Shade textile structure	Fair
Landscaping & Topography	Significant landscaping features including lawns, trees and bushes Irrigation present Low site slopes	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED Building-mounted: LED and landscape accent lighting	Fair
Ancillary Structures	Storage sheds and Prefabricated modular buildings	Fair



Site: Site Information	
Site Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See the appendix for associated photos and additional information.
Site Additional Studies	No additional studies are currently recommended for the site areas.
Site Areas Observed	Most of the exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition.
Site Key Spaces Not Observed	All key areas of the exterior site were accessible and observed.



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

Site: System 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	\$0	\$0	\$0	\$25,147	\$33,796	\$58,943
Plumbing	\$0	\$0	\$0	\$6,868	\$16,725	\$23,593
HVAC	\$0	\$0	\$0	\$0	\$0	\$0
Electrical	\$0	\$0	\$0	\$0	\$94,305	\$94,305
Special Construction & Demo	\$0	\$0	\$0	\$40,406	\$287,967	\$328,373
Sitework	\$0	\$13,870	\$4,880	\$974,110	\$660,787	\$1,653,647
TOTALS	\$0	\$13,900	\$4,900	\$1,046,600	\$1,093,600	\$2,159,000



Immediate Needs

There are no immediate needs to report.

Key Findings



Parking Lots in Poor condition.

Pavement, Asphalt Site Parking lot

Uniformat Code: G2020

Recommendation: Seal & Stripe in 2025

No fresh seal and stripe is required. - AssetCALC ID: 7542411



Playfield Surfaces in Poor condition.

Rubber, Small Areas Site Playground

Uniformat Code: G2050

Recommendation: Replace in 2025

The playground surface is deteriorated, repairs required. - AssetCALC ID: 7542419

Plan Type:

Plan Type:

Performance/Integrity

Cost Estimate: \$9,900

Performance/Integrity

Cost Estimate: \$3,500



Site: Photographic Overview



1 - FRONT VIEW



2 - REAR VIEW



3 - PATIO/PLAYGROUND



4 –



5 - EXTERIOR CORRIDORS



6 - SHADE STRUCTURE





7 – PUMP



8 - BACKFLOW PREVENTER



9 - SWITCHBOARD



10 - ANCILLARY BUILDING



11 - ANCILLARY BUILDING



12 - ATHLETIC SURFACES & COURTS





13 - PLAYFIELD SURFACES



14 - FENCES & GATES



15 - PARK BENCH



16 - GREEN SPORT FIELD



17 - POLE LIGHT FIXTURE W/ LAMPS



18 - OVERVIEW OF ACCESSIBLE PARKING



20. 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 material 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 assessment. A full measured ADA survey would be required to identify more 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 included in the dataset
- For any "none" boxes checked or reference to "no issues" identified, that alone does not guarantee full compliance

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



21. 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.



22. 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 or component 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.



23. Certification

Manhattan Beach USD (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Pacific Elementary School, 1200 Pacific Avenue, Manhattan Beach, CA 90266, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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24. Appendices

Appendix A: Site Plan

Appendix B: Pre-Survey Questionnaire

Appendix C: Accessibility Review and Photos

Appendix D: Component Condition Report

Appendix E: Replacement Reserves



Appendix A: Site Plan



Appendix B:
Pre-Survey Questionnaire(s)



Site Plan





Project Number	Project Name
166615.24R000-002.017	Pacific Elementary School
Source	On-Site Date
Google Earth Pro	April 5, 2024



Appendix C:
Accessibility Review and Photos



Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name:	Pacific Elementary School

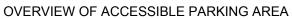
BV Project Number: 166615.24R000-002.017

Abbreviated Accessibility Checklist								
Facility History & Interview								
Question		Yes	No	Unk	Comments			
1	Has an accessibility study been previously performed? If so, when?	×			2000			
Have any ADA improvements been made to the property since original construction? Describe.			×					
Has building management reported any accessibility-based complaints or litigation?			×					

Abbreviated Accessibility Checklist

Parking







2ND AREA OF ACCESSIBLE PARKING

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

Exterior Accessible Route





ACCESSIBLE PATH

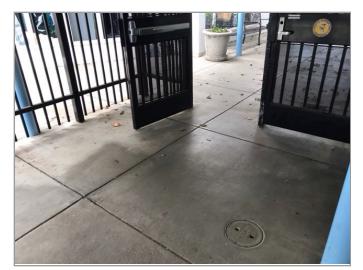
CURB CUT

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

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

Building Entrances





MAIN ENTRANCE

ADDITIONAL ENTRANCE

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

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

Interior Accessible Route







DOOR HARDWARE

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

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

Public Restrooms







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 ?	×		
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?	×		
9	Do accessories and mirrors appear to be mounted at a compliant height ?	×		

Kitchens/Kitchenettes







SINK CLEARANCE

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

7	Are the cooktop/range controls front-mounted (or in a location that does not require reaching across the burners) ?			×	
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Playgrounds & Swimming Pools



ACCESSIBLE ROUTE TO PLAYGROUND



OVERVIEW OF PLAYGROUND

	Question	Yes	No	NA	Comments
1	Is there an accessible route to the play area / s?	×			
2	Has the play area been reviewed for accessibility ?	×			2000
3	Are publicly accessible swimming pools equipped with an entrance lift ?			×	

Appendix D:
Component Condition Report



Component Condition Report | Pacific Elementary School / Building A

Facade B2010						
B2010						
B2010	Building Exterior	Good	Curtain Wall, Aluminum-Framed System	900 SF	43	7511508
B2010	Building Exterior	Fair	Exterior Walls, Insulated Finishing System (EIFS), Prep & Fog Coat or Paint	2,100 SF	5	7511512
B2020	Building Exterior	Fair	Glazing, any type by SF	700 SF	12	7511509
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	6	20	7511494
Roofing						
B3010	Roof-Fascia	Poor	Roofing, any type, Repairs per Man-Day, Repair	8	2	7511513
B3010	Roof	Fair	Roofing, Built-Up	3,300 SF	11	7511515
Interiors						
C1030	Classrooms	Fair	Interior Door, Wood, Solid-Core	2	16	7511498
C1070	Classrooms	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	2,500 SF	10	7511517
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	3	6	7511505
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	700 SF	20	7511501
C2010	Classrooms	Fair	Wall Finishes, any surface, Prep & Paint	5,900 SF	4	7511496
C2030	Classrooms	Good	Flooring, Luxury Vinyl Tile (LVT)	2,800 SF	10	7511504
C2030	Restrooms	Fair	Flooring, Ceramic Tile	300 SF	15	7511522
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	800 SF	6	7511497
Plumbing						
D2010	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	3	15	7511502
D2010	Restrooms	Fair	Urinal, Standard	1	7	7511518
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	3	10	7511493
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	5	12	7511500
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	7	7511499
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	3,300 SF	22	7511510
HVAC						
D3030	Classrooms	Good	Heat Pump, Cabinet	3	15	7511506
Electrical						
D5030	Throughout building	Good	Internet Technology, Equipment, Capacity, Wiring and Wireless, Modernization	3,300 SF	10	7511519
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	3,300 SF	12	7511516
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	3,300 SF	15	7511507
Fire Alarm & Electro	onic Systems					
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	3,300 SF	7	7511495
D7050	Utility closet	Fair	Fire Alarm Panel, Multiplex	1	7	7511521
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	3,300 SF	12	7511514
Equipment & Furnis						
E2010	Classrooms	Fair	Casework, Cabinetry Economy	75 LF	13	7511511
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	7	5	7511520

Component Condition Report | Pacific Elementary School / Building B

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Insulated Finishing System (EIFS), Prep & Fog Coat or Paint	2,100 SF	5	7511547
B2010	Building Exterior	Good	Curtain Wall, Aluminum-Framed System	900 SF	45	7511540
B2020	Building Exterior	Fair	Glazing, any type by SF	700 SF	13	7511546
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	8	20	7511554
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	3,450 SF	9	7511526
Interiors						
C1030	Classrooms	Fair	Interior Door, Wood, Solid-Core	2	14	7511533
C1070	Classrooms	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	2,600 SF	15	7511542
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	3	6	7511541
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	700 SF	12	7511544
C2010	Classrooms	Fair	Wall Finishes, any surface, Prep & Paint	6,200 SF	5	7511532
C2030	Restrooms	Fair	Flooring, Ceramic Tile	400 SF	8	7511537
C2030	Classrooms	Good	Flooring, Luxury Vinyl Tile (LVT)	3,200 SF	10	7511552
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	900 SF	5	7511548
Plumbing						
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	7	7511531
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	3	12	7511527
D2010	Restrooms	Fair	Urinal, Standard	3	6	7511525
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	5	15	7511536
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	3,450 SF	24	7511528
D2010	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	3	15	7511523
HVAC	0.000.000		oming Lavatory, variety rop, etaimose etec.			7011020
D3030	Classrooms	Good	Heat Pump, Cabinet	3	15	7511545
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper	1	10	7511534
Electrical	Nooi	T dil	Exhaust Fah, Centhagai, 12 Damper	'	10	7311334
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	3,450 SF	20	7511550
D5030	Throughout building	Good	Internet Technology, Equipment, Capacity, Wiring and Wireless, Modernization	3,450 SF	8	
						7511553 7511543
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	3,450 SF	15	7511545
Fire Alarm & Elect	-	F-:-	Law Valtage Cyatage Dhana as Data Linea	2.450.05	0	7544500
D6020	Throughout building	Fair	Low Voltage System, Phone or Data Lines	3,450 SF	9	7511538
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	3,450 SF	/	7511530
D7050	Utility closet	Good	Fire Alarm Panel, Multiplex	1	10	7511549
D7050	Throughout building	Good	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	3,450 SF	15	7511551
Equipment & Furn						
E2010	Classrooms	Fair	Casework, Cabinetry Economy	75 LF	12	7511535
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	7	7	7511539

Component Condition Report | Pacific Elementary School / Building C

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Insulated Finishing System (EIFS), Prep & Fog Coat or Paint	2,300 SF	5	7511561
B2010	Building Exterior	Good	Curtain Wall, Aluminum-Framed System	600 SF	45	7511585
B2020	Building Exterior	Fair	Glazing, any type by SF	1,000 SF	17	7511558
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	9	20	7511593
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	4,000 SF	12	7511569
Interiors						
C1020	Office	Fair	Interior Window, Fixed, 12 SF	3	20	7511575
C1030	Office	Fair	Interior Door, Aluminum-Framed & Glazed, Standard Swing	2	15	7511578
C1030	Classrooms	Fair	Interior Door, Wood, Solid-Core	11	16	7511568
C1070	Classrooms	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	3,600 SF	12	7511592
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	500 SF	14	7511572
C2010	Classrooms	Fair	Wall Finishes, any surface, Prep & Paint	8,700 SF	5	7511557
C2030	Administration	Fair	Flooring, Carpet, Commercial Standard	1,800 SF	5	7511562
C2030	Restrooms	Fair	Flooring, Ceramic Tile	200 SF	10	7511582
C2030	Classrooms	Fair	Flooring, Luxury Vinyl Tile (LVT)	2,000 SF	10	7511571
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	200 SF	5	7511579
Plumbing						
D2010	Mechanical room	Fair	Water Heater, Gas, Residential	1	9	7511577
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	2	11	7511591
D2010	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	3	15	7511576
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	15	7511565
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	4,000 SF	22	7511590
HVAC						
D3020	Mechanical room	Fair	Furnace, Gas	1	3	7511595
D3030	Building exterior	Fair	Air Conditioner, Window/Thru-Wall, Residential	2	5	7511594
D3030	Classrooms	Good	Heat Pump, Cabinet	2	15	7511573
D3050	Office	Fair	HVAC System, Ductwork, Low Density	4,000 SF	12	7511563
Electrical						
D5030	Throughout building	Fair	Internet Technology, Equipment, Capacity, Wiring and Wireless, Modernization	4,000 SF	7	7511560
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	4,000 SF	22	7511567
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	4,000 SF	15	7511574
Fire Alarm & Electr						
D6020	Throughout building	Fair	Low Voltage System, Phone or Data Lines	4,000 SF	8	7511566
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	4,000 SF	8	7511584
D7050	Utility closet	Good	Fire Alarm Panel, Fully Addressable	1	10	7511581
D7050	Throughout building	Good	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	4,000 SF	15	7511570
D7050	Utility closet	Good	, , , , , , , , , , , , , , , , , , , ,	2	10	7511555

Component Condition Report | Pacific Elementary School / Building C

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Equipment & Furnish	ings					
E2010	Classrooms	Fair	Casework, Cabinetry Economy	100 LF	12	7511583
Special Construction	& Demo					
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	500 SF	15	7511587
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	6	7	7511580

Component Condition Report | Pacific Elementary School / Building D

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Insulated Finishing System (EIFS), Prep & Fog Coat or Paint	3,200 SF	5	7511616
B2010	Building Exterior	Good	Curtain Wall, Aluminum-Framed System	600 SF	45	7511617
B2020	Building Exterior	Fair	Glazing, any type by SF	1,000 SF	15	7511630
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	11	20	7511605
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	5,000 SF	10	7511606
Interiors						
C1030	Classrooms	Fair	Interior Door, Wood, Solid-Core	13	16	7511598
C1070	Classrooms	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	3,300 SF	11	7511625
C1090	Student store	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	21	10	7511609
C2010	Classrooms	Fair	Wall Finishes, any surface, Prep & Paint	10,400 SF	5	7511620
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	1,200 SF	12	7511615
C2030	Classrooms	Good	Flooring, Luxury Vinyl Tile (LVT)	3,000 SF	10	7511608
C2030	Administration	Fair	Flooring, Carpet, Commercial Standard	1,500 SF	5	7511601
C2030	Restrooms	Fair	Flooring, Ceramic Tile	500 SF	10	7511619
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,800 SF	6	7511604
Plumbing						
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	3	15	7511614
D2010	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	5	15	7511603
D2010	Utility closet	Fair	Water Heater, Gas, Residential	2	9	7511629
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	5,000 SF	20	7511599
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	7	7511597
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	3	12	7511607
HVAC						
D3020	Throughout building	Fair	Furnace, Gas	2	10	7511600
D3030	Classrooms	Good	Heat Pump, Cabinet	2	15	7511626
Electrical						,
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	5,000 SF	16	7511612
D5030	Throughout building	Good	Internet Technology, Equipment, Capacity, Wiring and Wireless, Modernization	5,000 SF	9	7511628

Component Condition Report | Pacific Elementary School / Building D

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	5,000 SF	15	7511602
Fire Alarm & Electr	onic Systems					
D6020	Mechanical room	Fair	Low Voltage System, Phone & Data Lines	5,000 SF	8	7511622
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	5,000 SF	7	7511618
D7050	Utility closet	Fair	Fire Alarm Panel, Multiplex	2	8	7511623
D7050	Throughout building	Good	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	5,000 SF	15	7511611
Equipment & Furni	shings					
E2010	Classrooms	Fair	Casework, Cabinetry Economy	100 LF	12	7511621
Special Construction	on & Demo					
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	600 SF	8	7511624
Athletic, Recreation	nal & Playfield Areas					
G2050	Site	Fair	Sports Apparatus, Scoreboard, Electronic Basic	1	10	7511627
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	6	7	7511610

Component Condition Report | Pacific Elementary School / Building E

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Insulated Finishing System (EIFS), Prep & Fog Coat or Paint	2,200 SF	6	7511654
B2020	Building Exterior	Fair	Glazing, any type by SF	1,200 SF	16	7511655
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	8	22	7511646
B2080	Roof	Fair	Awning, Metal, per SF of awning	500 SF	10	7511647
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	3,400 SF	13	7511637
Interiors						
C1030	Classrooms	Fair	Interior Door, Wood, Solid-Core	2	16	7511632
C1070	Classrooms	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	2,600 SF	13	7511659
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	4	13	7511653
C2010	Classrooms	Fair	Wall Finishes, any surface, Prep & Paint	6,400 SF	5	7511631
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	700 SF	30	7511652
C2030	Classrooms	Fair	Flooring, Luxury Vinyl Tile (LVT)	2,900 SF	10	7511651
C2030	Restrooms	Fair	Flooring, Ceramic Tile	300 SF	10	7511648
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	900 SF	6	7511664
Plumbing						
D2010	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	3	13	7511638
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	9	7511636
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	3,400 SF	21	7511663
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	3	16	7511656
D2010	Custodial room	Fair	Water Heater, Electric, Residential	1	7	7511634

Component Condition Report | Pacific Elementary School / Building E

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Custodial room	Fair	Sink/Lavatory, Service Sink, Floor	1	6	7511660
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	3	18	7511639
HVAC						
D3030	Classrooms	Good	Heat Pump, Cabinet	3	15	7511635
Electrical						
D5030	Throughout building	Good	Internet Technology, Equipment, Capacity, Wiring and Wireless, Modernization	3,400 SF	10	7511662
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	3,400 SF	17	7511642
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	3,400 SF	15	7511644
Fire Alarm & Electron	ic Systems					
D6020	Custodial room	Fair	Low Voltage System, Phone or Data Lines	3,400 SF	8	7511645
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	3,400 SF	7	7511650
D7050	Utility closet	Fair	Fire Alarm Panel, Multiplex	1	9	7511661
D7050	Throughout building	Good	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	3,400 SF	15	7511665
Equipment & Furnish	ings					
E2010	Classrooms	Fair	Casework, Cabinetry Economy	75 LF	13	7511657
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	6	8	7511640

Component Condition Report | Pacific Elementary School / Building F

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Insulated Finishing System (EIFS), Prep & Fog Coat or Paint	2,100 SF	6	7511667
B2020	Building Exterior	Fair	Glazing, any type by SF	1,100 SF	15	7511696
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	8	20	7511678
B2080	Roof	Fair	Awning, Metal, per SF of awning	500 SF	10	7511691
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	3,400 SF	12	7511686
Interiors						
C1030	Classrooms	Fair	Interior Door, Wood, Solid-Core	2	16	7511681
C1070	Classrooms	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	2,600 SF	12	7511685
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	2	6	7511687
C2010	Classrooms	Fair	Wall Finishes, any surface, Prep & Paint	6,800 SF	5	7511697
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	800 SF	25	7511682
C2030	Classrooms	Good	Flooring, Luxury Vinyl Tile (LVT)	2,900 SF	10	7511694
C2030	Restrooms	Fair	Flooring, Ceramic Tile	300 SF	7	7511692
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	900 SF	6	7511669
Plumbing						
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	3,400 SF	21	7511674
D2010	Restrooms	Fair	Urinal, Standard	3	7	7511671

Component Condition Report | Pacific Elementary School / Building F

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	3	15	7511672
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	2	12	7511683
D2010	Custodial room	Fair	Sink/Lavatory, Service Sink, Floor	1	6	7511680
D2010	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	3	15	7511673
D2010	Custodial room	Fair	Water Heater, Electric, Residential	1	7	7511684
HVAC						
D3030	Classrooms	Good	Heat Pump, Cabinet	3	15	7511675
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper	1	10	7511688
Electrical						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	3,400 SF	20	7511693
D5030	Throughout building	Good	Internet Technology, Equipment, Capacity, Wiring and Wireless, Modernization	3,400 SF	8	7511679
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	3,400 SF	15	7511698
Fire Alarm & Electro	onic Systems					
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	3,400 SF	7	7511695
D7050	Utility closet	Good	Fire Alarm Panel, Multiplex	1	10	7511677
D7050	Throughout building	Good	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	3,400 SF	15	7511690
Equipment & Furnis	hings					
E2010	Classrooms	Fair	Casework, Cabinetry Economy	75 LF	13	7511689
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	6	7	7511668

Component Condition Report | Pacific Elementary School / Building G

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Insulated Finishing System (EIFS), Prep & Fog Coat or Paint	2,400 SF	5	7511476
B2020	Building Exterior	Fair	Glazing, any type by SF	800 SF	15	7511475
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	8	20	7511467
B2080	Roof	Fair	Awning, Metal, per SF of awning	500 SF	6	7511469
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	3,400 SF	13	7511490
Interiors						
C1030	Classrooms	Fair	Interior Door, Wood, Solid-Core	2	16	7511461
C1070	Classrooms	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	2,600 SF	13	7511465
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	3	7	7511478
C2010	Classrooms	Fair	Wall Finishes, any surface, Prep & Paint	6,100 SF	5	7511471
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	700 SF	22	7511491
C2030	Restrooms	Fair	Flooring, Ceramic Tile	300 SF	7	7511492
C2030	Classrooms	Good	Flooring, Luxury Vinyl Tile (LVT)	2,900 SF	10	7511462
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	900 SF	6	7511480

Component Condition Report | Pacific Elementary School / Building G

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Custodial room	Fair	Water Heater, Electric, Residential	1	7	7511466
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	3	12	7511468
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	3,400 SF	22	7511473
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	7	7511477
D2010	Custodial room	Fair	Sink/Lavatory, Service Sink, Floor	1	6	7511470
D2010	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	3	15	7511472
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	3	15	7511482
HVAC						
D3030	Classrooms	Good	Heat Pump, Cabinet	3	15	7511489
Electrical						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	3,400 SF	20	7511486
D5030	Throughout building	Fair	Internet Technology, Equipment, Capacity, Wiring and Wireless, Modernization	3,400 SF	8	7511479
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	3,400 SF	15	7511463
Fire Alarm & Electro	nic Systems					
D6020	Classrooms	Fair	Low Voltage System, Phone or Data Lines	3,400 SF	8	7511460
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	3,400 SF	7	7511488
D7050	Utility closet	Good	Fire Alarm Panel, Multiplex	1	10	7511481
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	3,400 SF	15	7511487
Equipment & Furnish	nings					
E2010	Classrooms	Fair	Casework, Cabinetry Economy	75 LF	13	7511483
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	6	6	7511485

Component Condition Report | Pacific Elementary School / Building H

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Insulated Finishing System (EIFS), Prep & Fog Coat or Paint	2,400 SF	5	7511712
B2020	Building Exterior	Fair	Glazing, any type by SF	800 SF	12	7511704
B2050	Building Exterior	Fair	Exterior Door, Wood, Solid-Core	5	12	7511731
B2080	Roof	Fair	Awning, Metal, per SF of awning	500 SF	10	7511732
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	3,100 SF	8	7511716
B3080	Roof	Poor	Soffit, Metal	80 SF	2	7511713
Interiors						
C1030	Classrooms	Fair	Interior Door, Wood, Solid-Core	1	13	7511727
C1070	Classrooms	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	3,100 SF	8	7511719
C2010	Classrooms	Fair	Wall Finishes, any surface, Prep & Paint	6,500 SF	5	7511703
C2030	Classrooms	Fair	Flooring, Carpet, Commercial Standard	1,200 SF	3	7511718

Component Condition Report | Pacific Elementary School / Building H

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Classrooms	Fair	Flooring, Vinyl Tile (VCT)	1,900 SF	4	7511734
Plumbing						
D2010	Custodial room	Poor	Sink/Lavatory, Service Sink, Floor	1	2	7511699
D2010	Building exterior	Poor	Drinking Fountain, Wall-Mounted, Bi-Level	1	2	7511717
D2010	Custodial room	Fair	Water Heater, Electric, Residential	1	3	7511724
D2010	Classrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	3	3	7511726
D2010	Classrooms	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	12	7511723
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	3,100 SF	20	7511705
HVAC						
D3020	Classrooms	Fair	Furnace, Gas	2	3	7511720
D3030	Classrooms	Poor	Heat Pump, Packaged & Wall-Mounted	1	2	7511714
Electrical						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	3,100 SF	15	7511700
D5030	Throughout building	Fair	Internet Technology, Equipment, Capacity, Wiring and Wireless, Modernization	3,100 SF	8	7511735
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	3,100 SF	15	7511707
Fire Alarm & Elect	ronic Systems					
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	3,100 SF	12	7511711
Equipment & Furn	ishings					
E2010	Classrooms	Fair	Casework, Cabinetry Economy	25 LF	3	7511730
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	3	3	7511706

Component Condition Report | Pacific Elementary School / Building I

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Insulated Finishing System (EIFS), Prep & Fog Coat or Paint	3,100 SF	2	7511740
B2020	Building Exterior	Fair	Glazing, any type by SF	1,000 SF	2	7511743
B2050	Building Exterior	Fair	Exterior Door, Wood, Solid-Core	10	3	7511755
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	4,400 SF	2	7511749
Interiors						
C1030	Classrooms	Fair	Interior Door, Wood, Solid-Core	4	4	7511752
C1070	Classrooms	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	3,300 SF	2	7511746
C1090	Restrooms	Fair	Toilet Partitions, Wood	5	4	7511747
C2010	Restrooms	Fair	Wall Finishes, Laminated Paneling (FRP)	900 SF	3	7511750
C2010	Classrooms	Fair	Wall Finishes, any surface, Prep & Paint	7,900 SF	3	7511744
C2030	Restrooms	Fair	Flooring, Terrazzo	200 SF	3	7511761
C2030	Classrooms	Fair	Flooring, Vinyl Tile (VCT)	2,500 SF	4	7511764
C2030	Classrooms	Fair	Flooring, Carpet, Commercial Standard	1,500 SF	3	7511763

Component Condition Report | Pacific Elementary School / Building I

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,100 SF	3	7511760
Plumbing						
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	5	12	7511751
D2010	Custodial room	Fair	Water Heater, Electric, Residential	1	2	7511754
D2010	Classrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	3	13	7511768
D2010	Restrooms	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	2	12	7511757
D2010	Building exterior	Poor	Drinking Fountain, Wall-Mounted, Bi-Level	1	1	7511739
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	4,400 SF	21	7511741
D2010	Restrooms	Fair	Urinal, Standard	2	7	7511766
HVAC						
D3020	Classrooms	Fair	Furnace, Gas	4	2	7511759
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper	1	3	7511742
Electrical						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	4,400 SF	4	7511753
D5030	Throughout building	Fair	Internet Technology, Equipment, Capacity, Wiring and Wireless, Modernization	4,400 SF	3	7511738
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	4,400 SF	4	7511745
Fire Alarm & Elect	ronic Systems					
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	4,400 SF	3	7511765
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	4,400 SF	7	7511756
Equipment & Furn	nishings					
E2010	Classrooms	Fair	Casework, Cabinetry Economy	50 LF	3	7511762
Special Construct	ion & Demo					
F1020	Site	Fair	Ancillary Building, Wood-Framed or CMU, Basic/Minimal	200 SF	10	7511767
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	6	2	7511737

Component Condition Report | Pacific Elementary School / Building J

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Insulated Finishing System (EIFS), Prep & Fog Coat or Paint	1,700 SF	6	7511797
B2010	Building Exterior	Good	Curtain Wall, Aluminum-Framed System	900 SF	43	7511788
B2020	Building Exterior	Fair	Glazing, any type by SF	600 SF	15	7511784
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	5	18	7511793
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	3,300 SF	12	7511779
Interiors						
C1030	Classrooms	Fair	Interior Door, Wood, Solid-Core	2	16	7511770
C1070	Classrooms	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	2,500 SF	12	7511798
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	2	10	7511771

Component Condition Report | Pacific Elementary School / Building J

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2010	Classrooms	Fair	Wall Finishes, any surface, Prep & Paint	5,000 SF	5	7511786
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	1,700 SF	25	7511796
C2030	Restrooms	Fair	Flooring, Ceramic Tile	300 SF	22	7511773
C2030	Classrooms	Good	Flooring, Luxury Vinyl Tile (LVT)	2,800 SF	10	7511787
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	800 SF	6	7511781
Plumbing						
D2010	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	3	15	7511772
D2010	Restrooms	Fair	Urinal, Standard	3	14	7511800
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	2	15	7511783
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	3,300 SF	23	7511775
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	4	17	7511789
HVAC						
D3030	Classrooms	Good	Heat Pump, Cabinet	3	15	7511785
Electrical						
D5030	Throughout building	Fair	Internet Technology, Equipment, Capacity, Wiring and Wireless, Modernization	3,300 SF	8	7511790
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	3,300 SF	20	7511794
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	3,300 SF	15	7511774
Fire Alarm & Electro	nic Systems					
D6020	Utility closet	Fair	Low Voltage System, Phone or Data Lines	3,300 SF	9	7552204
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	3,300 SF	7	7511769
D7050	Throughout building	Good	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	3,300 SF	15	7511778
D7050	Utility closet	Fair	Fire Alarm Panel, Multiplex	1	9	7511792
Equipment & Furnis	hings					
E2010	Classrooms	Fair	Casework, Cabinetry Economy	75 LF	13	7511777
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	7	6	7511782

Component Condition Report | Pacific Elementary School / Building K

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Insulated Finishing System (EIFS), Prep & Fog Coat or Paint	1,800 SF	6	7511833
B2010	Building Exterior	Good	Curtain Wall, Aluminum-Framed System	900 SF	43	7511827
B2020	Building Exterior	Fair	Glazing, any type by SF	700 SF	15	7511807
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	6	20	7511801
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	3,500 SF	12	7511818
Interiors						
C1030	Classrooms	Fair	Interior Door, Wood, Solid-Core	2	16	7511824
C1070	Classrooms	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	2,600 SF	12	7511802

Component Condition Report | Pacific Elementary School / Building K

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2010	Classrooms	Fair	Wall Finishes, any surface, Prep & Paint	6,400 SF	5	7511829
C2030	Classrooms	Good	Flooring, Luxury Vinyl Tile (LVT)	3,500 SF	10	7511816
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	600 SF	6	7511828
Plumbing						
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	3,200 SF	21	7511813
D2010	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	3	15	7511805
HVAC						
D3030	Classrooms	Good	Heat Pump, Cabinet	3	15	7511831
Electrical						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	3,200 SF	20	7511832
D5030	Throughout building	Fair	Internet Technology, Equipment, Capacity, Wiring and Wireless, Modernization	3,400 SF	9	7511823
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	3,200 SF	15	7511804
Fire Alarm & Elect	ronic Systems					
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	3,200 SF	7	7511817
D7050	Throughout building	Good	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	3,200 SF	15	7511815
Equipment & Furn	nishings					
E2010	Classrooms	Fair	Casework, Cabinetry Economy	75 LF	12	7511806
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	7	7	7511822

Component Condition Report | Pacific Elementary School / Building L

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Metal Siding	700 SF	22	7542473
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	5,200 SF	4	7542486
B2020	Building Exterior	Fair	Window, Vinyl-Clad Double-Glazed, up to 15 SF	40	14	7542481
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	5	14	7542460
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	3,500 SF	10	7542461
Interiors						
C1030	Throughout building	Fair	Door Hardware, School, per Door	19	14	7542465
C1030	Throughout building	Fair	Interior Door, Wood, Hollow-Core Residential	6	8	7542462
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core Decorative High-End	8	14	7542456
C1070	Throughout building	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	3,500 SF	12	7542470
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	5,200 SF	4	7542489
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	2,700 SF	6	7542478
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	400 SF	8	7542477
C2030	Restrooms	Fair	Flooring, Vinyl Sheeting	300 SF	6	7542468
Plumbing						

Component Condition Report | Pacific Elementary School / Building L

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	14	7542480
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	2	14	7542482
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	3,500 SF	20	7542463
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	4	14	7542485
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	9	7542464
D2010	Restrooms	Fair	Toilet, Child-Sized	4	14	7542474
HVAC						
D3020	Utility closet	Fair	Furnace, Electric	2	13	7542459
D3030	Building exterior	Fair	Air Conditioner, Window/Thru-Wall	2	5	7542479
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	3,500 SF	13	7542471
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	2	8	7542490
Electrical						
D5020	Commercial kitchen	Fair	Distribution Panel, 120/208 V	1	7	7542457
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	3,500 SF	16	7542483
D5030	Throughout building	Fair	Internet Technology, Equipment, Capacity, Wiring and Wireless, Modernization	3,500 SF	9	7542476
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	3,500 SF	8	7542472
Fire Alarm & Elect	ronic Systems					
D6020	Throughout building	Fair	Low Voltage System, Phone & Data Lines	3,500 SF	9	7542484
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, School Stadium	1	10	7542475
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	3,500 SF	8	7542458
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	3,500 SF	10	7542467
Equipment & Furn	nishings					
E2010	Throughout building	Fair	Casework, Countertop, Solid Surface	60 LF	18	7542469
E2010	Throughout building	Fair	Casework, Cabinetry, Hardwood Standard	60 LF	10	7542466
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	7	10	7542488

Component Condition Report | Pacific Elementary School / Building M

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Curtain Wall, Aluminum-Framed System, Refinish	650 SF	5	7542200
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	8,500 SF	4	7542218
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	14	12	7542204
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	6,600 SF	8	7542230
B3020	Roof	Poor	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	220 LF	1	7542216
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	160 LF	8	7542237
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core Decorative High-End	7	12	7542227

Component Condition Report | Pacific Elementary School / Building M

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1030	Throughout building	Fair	Door Hardware, School, per Door	2	12	7542220
C1070	Throughout building	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	6,100 SF	9	7542231
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	4,750 SF	4	7542205
C2010	Throughout building	Fair	Wall Finishes, Vinyl	2,500 SF	8	7542202
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	4,100 SF	7	7542238
C2030	Classrooms	Good	Flooring, Vinyl Sheeting	400 SF	10	7542234
C2030	Throughout building	Fair	Flooring, Vinyl Sheeting	1,750 SF	7	7542244
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	500 SF	5	7542239
Conveying						
D1010	Stage	Good	Vertical Lift, Wheelchair, 5' Rise, Renovate	1	20	7542201
Plumbing						
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	1	12	7542223
D2010	Commercial kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	15	7542250
D2010	Mechanical room	Fair	Water Heater, Gas, Residential		9	7542203
D2010	Cafeteria	Fair	Drinking Fountain, Wall-Mounted, Single-Level		5	7542233
D2010	Commercial kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 1-Bowl		12	7542235
D2010 D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	12	7542243
D2010 D2010		Fair	•	1	9	
	Building exterior Throughout building		Drinking Fountain, Wall-Mounted, Bi-Level	6 600 SE	20	7542240
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	6,600 SF	20	7542232
HVAC	I Military all and A	Fallad	Dailan Flactuia INAC		0	75,10000
D3020	Utility closet	Failed	Boiler, Electric, HVAC	1	0	7542222
D3020	Classrooms	Fair	Wall Heater, Natural Gas, Residential	2	/	7542248
D3030	Building exterior	Good	Evaporative Cooler, 0.75 to 1 HP	1	10	7542242
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	6,600 SF	13	7542225
D3060	Rear of building	Fair	Exhaust Fan, Centrifugal, 28" Damper	1	3	7542229
Electrical						
D5020	Stage	Fair	Distribution Panel, 120/208 V	1	7	7542245
D5020	Commercial kitchen	Fair	Distribution Panel, 120/208 V	1	7	7542207
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	6,600 SF	14	7542208
D5030	Throughout building	Fair	Internet Technology, Equipment, Capacity, Wiring and Wireless, Modernization	6,600 SF	9	7542209
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	6,600 SF	8	7542219
Fire Alarm & Elect	ronic Systems					
D6020	Throughout building	Fair	Low Voltage System, Phone & Data Lines	6,600 SF	9	7542206
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, School Stadium	1	9	7542247
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	6,600 SF	7	7542228
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	6,600 SF	8	7542246
Equipment & Furn	ishings					
E1030	Commercial kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	8	7542221
E1030	Commercial kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	4	7	7542211

Component Condition Report | Pacific Elementary School / Building M

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Commercial kitchen	Fair	Foodservice Equipment, Exhaust Hood, 3 to 6 LF	1	7	7542224
E1030	Commercial kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	8	7542210
E1030	Commercial kitchen	Fair	Foodservice Equipment, Freezer, 1-Door Reach-In	1	7	7542249
E1030	Commercial kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	5	7542215
E1030	Commercial kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	8	7542214
E1040	Cafeteria	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	5	7542212
E1060	Laundry room	Fair	Residential Appliances, Clothes Dryer	1	5	7542241
E1060	Laundry room	Fair	Residential Appliances, Washer	1	6	7542217
E1070	Stage	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	450 SF	7	7542236
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	7	9	7542226

Component Condition Report | Pacific Elementary School / Building N

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	7,500 SF	4	7542155
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, up to 15 SF	36	10	7542151
B2050	Building Exterior	Fair	Exterior Door, Fiberglass	4	7	7542157
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	4	7	7542154
Roofing						
B3010	Roof	Fair	Roofing, Clay/Concrete Tile	5,600 SF	17	7542147
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	140 LF	8	7542162
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core Decorative High-End	6	16	7542165
C1030	Throughout building	Fair	Interior Door, Steel, Fire-Rated at 90 Minutes or Over	4	16	7542156
C1030	Throughout building	Fair	Door Hardware, School, per Door	25	12	7542163
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core Decorative High-End	7	16	7542130
C1070	Throughout building	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	3,100 SF	8	7542138
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	2,900 SF	5	7542136
C2010	Throughout building	Fair	Wall Finishes, Vinyl	3,500 SF	7	7542152
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	1,350 SF	8	7542149
C2030	Theater	Fair	Flooring, Carpet, Commercial Standard	2,000 SF	4	7542134
C2030	Throughout building	Fair	Flooring, Vinyl Sheeting	2,200 SF	9	7542150
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	2,200 SF	4	7542160
Plumbing						
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	1	12	7542137
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	12	7542159
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	5,500 SF	21	7542158
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	12	7542131
HVAC						

Component Condition Report | Pacific Elementary School / Building N

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3020	Throughout building	Good	Furnace, Electric	3	15	7542148
D3030	Rear of building	Good	Split System, Condensing Unit/Heat Pump	3	13	7542145
D3030	Building exterior	Fair	Air Conditioner, Window/Thru-Wall	2	5	7542143
D3050	Throughout building	Good	HVAC System, Ductwork, Medium Density	5,500 SF	28	7542144
Electrical						
D5020	Storage	Fair	Distribution Panel, 120/208 V	1	6	7542140
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	5,500 SF	16	7542153
D5030	Throughout building	Fair	Internet Technology, Equipment, Capacity, Wiring and Wireless, Modernization	5,500 SF	9	7542142
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	5,500 SF	10	7542141
Fire Alarm & Elect	ronic Systems					
D6020	Throughout building	Fair	Low Voltage System, Phone & Data Lines	5,500 SF	9	7542135
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, School Stadium	1	10	7542146
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	5,500 SF	8	7542133
Equipment & Furn	ishings					
E2010	Throughout building	Fair	Casework, Cabinetry, Hardwood Standard	46 LF	8	7542139
E2010	Throughout building	Fair	Casework, Countertop, Solid Surface	46 LF	16	7542164
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	7	8	7542132

Component Condition Report | Pacific Elementary School / Building O

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	3,200 SF	2	7542083
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	4	2	7542091
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	2	2	7542097
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	2,100 SF	2	7542086
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	100 LF	2	7542100
Interiors						
C1030	Throughout building	Fair	Door Hardware, School, per Door	3	4	7542099
C1030	Classrooms	Fair	Interior Door, Wood, Hollow-Core Residential	1	4	7542089
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	2,100 SF	5	7542087
C2010	Throughout building	Fair	Wall Finishes, Vinyl	3,100 SF	6	7542101
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	2,100 SF	2	7542080
Plumbing						
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	6	7542084
HVAC						
D3030	Rear of building	Good	Heat Pump, Packaged & Wall-Mounted	2	18	7542093
D3050	Throughout building	Fair	HVAC System, Ductwork, Low Density	2,100 SF	6	7542103

Component Condition Report | Pacific Elementary School / Building O

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Electrical						
D5020	Classroom	Fair	Distribution Panel, 120/240 V, Residential Style	1	4	7542102
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	2,100 SF	5	7542098
D5030	Throughout building	Fair	Internet Technology, Equipment, Capacity, Wiring and Wireless, Modernization	2,100 SF	6	7542094
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	2,100 SF	3	7542081
Fire Alarm & Electr	onic Systems					
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, School Stadium	1	3	7542088
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	2,100 SF	8	7542095
Equipment & Furni	shings					
E2010	Throughout building	Fair	Casework, Countertop, Solid Surface	28 LF	2	7542090
E2010	Throughout building	Fair	Casework, Cabinetry, Hardwood Standard	28 LF	2	7542082
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	5	2	7542085

Component Condition Report | Pacific Elementary School / Building P

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	3,400 SF	4	7542178
B2020	Building Exterior	Fair	Window, Vinyl-Clad Double-Glazed, up to 15 SF	17	10	7542192
B2020	Building Exterior	Fair	Storefront, Glazing & Framing	60 SF	12	7542186
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	3	10	7542168
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	1	10	7542175
Roofing						
B3010	Roof	Fair	Roofing, Clay/Concrete Tile	2,650 SF	18	7542172
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	55 LF	10	7542197
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core Decorative High-End	3	12	7542194
C1030	Throughout building	Fair	Door Hardware, School, per Door	7	12	7542195
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	3,100 SF	4	7542188
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	160 SF	15	7542179
C2030	Restrooms	Fair	Flooring, Ceramic Tile	90 SF	12	7542183
C2030	Theater	Fair	Flooring, Carpet, Commercial Standard	2,400 SF	4	7542189
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	2,555 SF	4	7542185
Plumbing						
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	2,555 SF	21	7542182
D2010	Office	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	5	7542187
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	12	7542170
D2010	Kitchen	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	1	10	7542199
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	1	12	7542198

Component Condition Report | Pacific Elementary School / Building P

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
HVAC						
D3020	Throughout building	Good	Furnace, Electric	2	18	7542171
D3030	Rear of building	Good	Split System, Condensing Unit/Heat Pump	2	13	7542176
D3050	Throughout building	Good	HVAC System, Ductwork, Medium Density	2,555 SF	28	7542173
Electrical						
D5020	Storage	Fair	Distribution Panel, 120/240 V, Residential Style	1	7	7542193
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	2,555 SF	16	7542196
D5030	Throughout building	Fair	Internet Technology, Equipment, Capacity, Wiring and Wireless, Modernization	2,555 SF	7	7542191
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	2,555 SF	9	7542167
Fire Alarm & Electro	nic Systems					
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, School Stadium	1	8	7542181
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	2,555 SF	7	7542180
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	2,555 SF	8	7542174
Equipment & Furnisl	nings					
E1060	Throughout building	Fair	Residential Fixtures, Ceiling Fan	4	7	7542190
E2010	Throughout building	Fair	Casework, Cabinetry, Hardwood Standard	36 LF	8	7542166
E2010	Throughout building	Fair	Casework, Countertop, Solid Surface	36 LF	15	7542184
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	7	8	7542177

Component Condition Report | Pacific Elementary School / Modular N

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	3,200 SF	3	7542126
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	4	2	7542106
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	2	16	7542117
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	2,100 SF	2	7542127
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	60 LF	8	7542122
B3020	Roof	Poor	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	140 LF	1	7542129
Interiors						
C1030	Classrooms	Fair	Interior Door, Wood, Hollow-Core Residential	1	12	7542115
C1030	Throughout building	Fair	Door Hardware, School, per Door	3	6	7542114
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	2,100 SF	12	7542124
C2010	Throughout building	Fair	Wall Finishes, Vinyl	2,900 SF	8	7542112
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	2,100 SF	5	7542108
Plumbing						
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	6	7542105
HVAC						

Component Condition Report | Pacific Elementary School / Modular N

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Rear of building	Good	Heat Pump, Packaged & Wall-Mounted	2	18	7542113
D3050	Throughout building	Fair	HVAC System, Ductwork, Low Density	2,100 SF	6	7542104
Electrical						
D5020	Classroom	Fair	Distribution Panel, 120/240 V, Residential Style	1	6	7542121
D5030	Throughout building	Fair	Internet Technology, Equipment, Capacity, Wiring and Wireless, Modernization	2,100 SF	9	7542125
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	2,100 SF	16	7542118
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	2,100 SF	10	7542123
Fire Alarm & Electron	nic Systems					
D6020	Throughout building	Fair	Low Voltage System, Phone or Data Lines	2,100 SF	9	7542128
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, School Stadium	1	8	7542110
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	2,100 SF	9	7542116
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	2,100 SF	8	7542109
Equipment & Furnish	nings					
E2010	Throughout building	Fair	Casework, Countertop, Solid Surface	28 LF	2	7542107
E2010	Throughout building	Fair	Casework, Cabinetry, Hardwood Standard	28 LF	2	7542111
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	5	8	7542120

Component Condition Report | Pacific Elementary School / Modular R

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	5,200 SF	4	7542517
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, up to 15 SF	44	14	7542510
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	12	14	7542504
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	3,500 SF	10	7542493
Interiors						
C1030	Throughout building	Fair	Door Hardware, School, per Door	26	14	7542494
C1030	Throughout building	Fair	Interior Door, Wood, Hollow-Core Residential	6	9	7542518
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core Decorative High-End	8	13	7542499
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	5,200 SF	4	7542496
C2030	Restrooms	Fair	Flooring, Vinyl Sheeting	220 SF	6	7542503
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	500 SF	7	7542506
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	2,700 SF	6	7542505
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	3,400 SF	4	7542513
Plumbing						
D2010	Custodian room	Fair	Water Heater, Electric, Residential	1	6	7542519
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	5	7542521
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	8	14	7542524

Component Condition Report | Pacific Elementary School / Modular R

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Custodian room	Fair	Sink/Lavatory, Service Sink, Floor	1	14	7542514
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	14	7542516
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	3,500 SF	20	7542507
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	8	14	7542502
HVAC						
D3020	Mechanical room	Fair	Furnace, Gas	4	12	7542511
D3030	Building exterior	Fair	Air Conditioner, Window/Thru-Wall	2	5	7542520
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	3,500 SF	14	7542501
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	8	7	7542523
Electrical						
D5020	Commercial kitchen	Fair	Distribution Panel, 120/208 V	1	7	7542509
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	3,500 SF	16	7542491
D5030	Throughout building	Fair	Internet Technology, Equipment, Capacity, Wiring and Wireless, Modernization	3,500 SF	9	7542500
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	3,500 SF	10	7542497
Fire Alarm & Electro	nic Systems					
D6020	Throughout building	Fair	Low Voltage System, Phone & Data Lines	3,500 SF	9	7542498
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, School Stadium	1	10	7542492
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	3,500 SF	10	7542495
Equipment & Furnis	hings					
E2010	Throughout building	Fair	Casework, Countertop, Solid Surface	60 LF	18	7542522
E2010	Throughout building	Fair	Casework, Cabinetry, Hardwood Standard	60 LF	10	7542512
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	7	10	7542515

Component Condition Report | Pacific Elementary School / Modular S

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	2,750 SF	3	7542264
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	6	2	7542259
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	4	16	7542271
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	2,100 SF	2	7542257
Interiors						
C1030	Throughout building	Fair	Door Hardware, School, per Door	4	12	7542270
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	2,100 SF	12	7542269
C2010	Throughout building	Fair	Wall Finishes, Vinyl	2,900 SF	8	7542261
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	300 SF	7	7542256
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	1,800 SF	2	7542258
Plumbing						

Component Condition Report | Pacific Elementary School / Modular S

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	6	7542265
HVAC						
D3030	Rear of building	Fair	Heat Pump, Packaged & Wall-Mounted	2	2	7542251
D3050	Throughout building	Fair	HVAC System, Ductwork, Low Density	2,100 SF	12	7542252
Electrical						
D5020	Classroom	Fair	Distribution Panel, 120/240 V, Residential Style	1	6	7542254
D5030	Throughout building	Fair	Internet Technology, Equipment, Capacity, Wiring and Wireless, Modernization	2,100 SF	9	7542263
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	2,100 SF	14	7542255
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	2,100 SF	10	7542253
Fire Alarm & Elect	tronic Systems					
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	2,100 SF	8	7542266
Equipment & Furr	nishings					
E2010	Throughout building	Fair	Casework, Cabinetry, Hardwood Standard	16 LF	2	7542267
E2010	Throughout building	Fair	Casework, Countertop, Solid Surface	16 LF	2	7542262
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	4	8	7542268

Component Condition Report | Pacific Elementary School / Modular T

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Poor	Exterior Walls, Wood Siding	160 SF	1	7542374
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	1,500 SF	5	7542370
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	2	6	7542386
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	2	16	7542383
Roofing						
B3010	Roof	Fair	Roofing, Metal	1,100 SF	16	7542384
Interiors						
C1030	Throughout building	Fair	Door Hardware, School, per Door	2	12	7542375
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,100 SF	12	7542381
C2010	Throughout building	Fair	Wall Finishes, Vinyl	1,650 SF	8	7542388
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	940 SF	2	7542390
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	160 SF	3	7542379
Plumbing						
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	6	7542377
HVAC						
D3030	Rear of building	Fair	Heat Pump, Packaged & Wall-Mounted	1	2	7542372
D3050	Throughout building	Fair	HVAC System, Ductwork, Low Density	1,100 SF	12	7542387
Electrical						
D5020	Classroom	Fair	Distribution Panel, 120/240 V, Residential Style	1	6	7542389

Component Condition Report | Pacific Elementary School / Modular T

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	1,100 SF	14	7542378
D5030	Throughout building	Fair	Internet Technology, Equipment, Capacity, Wiring and Wireless, Modernization	1,100 SF	9	7542371
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	1,100 SF	10	7542385
Fire Alarm & Electron	nic Systems					
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	1,100 SF	8	7542382
Equipment & Furnish	nings					
E2010	Throughout building	Fair	Casework, Cabinetry, Hardwood Standard	36 LF	8	7542391
E2010	Throughout building	Fair	Casework, Countertop, Solid Surface	36 LF	16	7542376
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	3	8	7542373

Component Condition Report | Pacific Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2080	Lunch shelter	Fair	Awning, Fabric, per SF of awning	2,200 SF	8	7542403
Plumbing						
D2010	Site	Fair	Backflow Preventer, Domestic Water	2	12	7542398
D2010	Site	Fair	Pump, Circulation/Booster, Domestic Water	1	6	7542413
HVAC						
D3020	Site	Fair	Boiler Supplemental Components, Expansion Tank	1	22	7542393
Electrical						
D5020	Site	Fair	Switchboard, 120/208 V	1	16	7542415
Special Constructi	on & Demo					
F1020	Lunch shelter	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	1,200 SF	6	7542397
F1020	Site	Fair	Ancillary Building, Wood-Framed or CMU, Basic/Minimal	900 SF	18	7542395
F1020	Site	Fair	Ancillary Building, Steel, Pre-Engineered	3,600 SF	14	7542421
Pedestrian Plazas	& Walkways					
G2010	Site	Fair	Roadways, Pavement, Asphalt, Mill & Overlay	42,000 SF	6	7542422
G2020	Parking lot	Poor	Parking Lots, Pavement, Asphalt, Seal & Stripe	19,600 SF	1	7542411
G2020	Parking lot	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	21,500 SF	8	7542407
G2030	Sidewalk	Fair	Sidewalk, Concrete, Large Areas	9,200 SF	22	7542399
Athletic, Recreatio	nal & Playfield Areas					
G2050	Playground	Fair	Play Structure, Multipurpose, Small	4	10	7542417
G2050	Playground	Fair	Play Structure, Swing Set, 4 Seats	4	8	7542409
G2050	Basketball court	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	10	10	7542410
G2050	Basketball court	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	8,800 SF	12	7542423
G2050	Basketball court	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	8,800 SF	3	7542412
G2050	Playground	Fair	Playfield Surfaces, Rubber, Small Areas	6,900 SF	12	7542401
G2050	Playground	Poor	Playfield Surfaces, Rubber, Small Areas	120 SF	1	7542419

Component Condition Report | Pacific Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2050	Playground	Fair	Play Structure, Multipurpose, Very Small	2	7	7542400
G2050	Volleyball court	Fair	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors	1	8	7542405
G2050	Playground	Fair	Play Structure, Multipurpose, Medium	4	12	7542408
G2050	Landscaping	Fair	Playfield Surfaces, Artificial Play Turf	8,500 SF	8	7542402
Sitework						
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 4'	660 LF	18	7542416
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 8'	2,200 LF	15	7542418
G2060	Site	Fair	Park Bench, Precast Concrete	18	14	7542420
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	14	7	7542392
G2060	Lunch shelter	Fair	Picnic Table, Metal Powder-Coated	22	10	7542406
G2060	Site	Fair	Park Bench, Wood/Composite/Fiberglass	10	10	7542396
G2060	Site	Fair	Fences & Gates, Fence, Metal Tube 6'	180 LF	25	7542414
G2080	Landscaping	Fair	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	67,500 SF	10	7542404
G4050	Parking lot	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	4	7	7542394

Appendix E: Replacement Reserves



6/3/2024

Location	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Total Escalated Estimate
Pacific Elementary School	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Pacific Elementary School / Building A	\$0	\$0	\$10,531	\$0	\$11,236	\$17,850	\$5,186	\$16,710	\$0	\$0	\$78,275	\$72,137	\$103,170	\$21,742	\$15,100	\$87,518	\$5,430	\$0	\$0	\$0	\$33,004	\$477,888
Pacific Elementary School / Building B	\$0	\$0	\$0	\$0	\$0	\$26,872	\$7,475	\$15,805	\$37,155	\$76,165	\$44,569	\$0	\$47,645	\$63,775	\$2,389	\$146,083	\$0	\$0	\$0	\$0	\$27,351	\$495,284
Pacific Elementary School / Building C	\$0	\$0	\$0	\$7,642	\$0	\$50,083	\$0	\$35,237	\$15,147	\$1,913	\$63,063	\$4,060	\$151,337	\$0	\$15,356	\$177,496	\$13,938	\$102,543	\$0	\$0	\$14,057	\$651,872
Pacific Elementary School / Building D	\$0	\$0	\$0	\$0	\$0	\$53,941	\$4,849	\$18,382	\$43,582	\$43,933	\$187,067	\$18,034	\$69,155	\$0	\$0	\$272,834	\$45,615	\$0	\$0	\$0	\$125,497	\$882,889
Pacific Elementary School / Building E	\$0	\$0	\$0	\$0	\$0	\$12,554	\$16,836	\$8,546	\$10,002	\$8,095	\$80,618	\$0	\$0	\$126,598	\$0	\$90,681	\$150,239	\$15,848	\$8,642	\$0	\$0	\$528,658
Pacific Elementary School / Building F	\$0	\$0	\$0	\$0	\$0	\$13,338	\$18,250	\$25,610	\$26,478	\$0	\$52,527	\$0	\$95,370	\$21,742	\$0	\$212,292	\$22,898	\$0	\$0	\$0	\$27,096	\$515,601
Pacific Elementary School / Building G	\$0	\$0	\$0	\$0	\$0	\$26,088	\$18,452	\$21,240	\$31,336	\$0	\$39,035	\$0	\$6,272	\$115,666	\$0	\$200,430	\$5,792	\$0	\$0	\$0	\$27,096	\$491,407
Pacific Elementary School / Building H	\$0	\$0	\$8,018	\$36,023	\$12,061	\$26,872	\$0	\$0	\$101,660	\$0	\$11,370	\$0	\$95,370	\$16,068	\$0	\$74,250	\$0	\$2,797	\$1,056	\$18,791	\$69,472	\$473,806
Pacific Elementary School / Building I	\$0	\$5,228	\$237,424	\$134,526	\$64,875	\$0	\$0	\$21,364	\$0	\$0	\$18,191	\$0	\$36,427	\$68,993	\$0	\$0	\$8,145	\$1,025	\$46,050	\$24,724	\$0	\$666,975
Pacific Elementary School / Building J	\$0	\$0	\$0	\$0	\$0	\$9,807	\$18,116	\$7,554	\$25,699	\$10,744	\$34,109	\$0	\$88,374	\$21,742	\$5,630	\$154,562	\$19,278	\$11,186	\$5,761	\$0	\$16,808	\$429,370
Pacific Elementary School / Building K	\$0	\$0	\$0	\$0	\$0	\$12,554	\$12,526	\$13,152	\$0	\$27,272	\$39,793	\$0	\$114,548	\$0	\$0	\$162,031	\$19,368	\$0	\$0	\$0	\$23,633	\$424,877
Pacific Elementary School / Building L	\$0	\$0	\$0	\$0	\$29,708	\$7,584	\$30,103	\$2,775	\$42,224	\$38,009	\$130,674	\$0	\$19,701	\$39,756	\$143,321	\$10,193	\$52,493	\$0	\$12,674	\$0	\$35,653	\$594,868
Pacific Elementary School / Building M	\$11,957	\$2,300	\$0	\$4,930	\$41,420	\$18,216	\$1,145	\$104,047	\$230,899	\$116,742	\$12,128	\$0	\$38,759	\$43,732	\$83,817	\$25,623	\$0	\$0	\$0	\$0	\$105,634	\$841,348
Pacific Elementary School / Building N	\$0	\$0	\$0	\$0	\$53,195	\$11,442	\$2,694	\$23,515	\$76,247	\$78,924	\$79,814	\$0	\$22,516	\$25,841	\$71,490	\$45,428	\$76,224	\$177,492	\$0	\$0	\$0	\$744,822
Pacific Elementary School / Building O	\$0	\$0	\$93,617	\$17,195	\$3,428	\$16,477	\$34,743	\$0	\$9,002	\$0	\$0	\$0	\$40,769	\$0	\$0	\$0	\$0	\$0	\$21,124	\$0	\$0	\$236,355
Pacific Elementary School / Building P	\$0	\$0	\$0	\$0	\$48,193	\$1,569	\$0	\$29,875	\$38,817	\$16,922	\$24,702	\$0	\$24,156	\$17,228	\$64,767	\$12,021	\$11,562	\$0	\$108,403	\$0	\$2,445	\$400,660
Pacific Elementary School / Modular N	\$0	\$1,464	\$53,468	\$11,833	\$0	\$20,596	\$11,987	\$0	\$29,421	\$26,117	\$14,326	\$0	\$12,464	\$15,902	\$0	\$27,679	\$11,675	\$0	\$21,124	\$0	\$0	\$258,056
Pacific Elementary School / Modular R	\$0	\$0	\$0	\$0	\$38,341	\$9,154	\$30,090	\$19,561	\$0	\$39,333	\$154,550	\$0	\$27,019	\$19,878	\$193,483	\$10,193	\$52,493	\$0	\$12,674	\$0	\$38,097	\$644,866
Pacific Elementary School / Modular S	\$0	\$0	\$79,173	\$10,169	\$0	\$0	\$4,714	\$2,081	\$21,648	\$16,845	\$14,326	\$0	\$42,860	\$13,666	\$8,958	\$0	\$4,344	\$0	\$0	\$0	\$0	\$218,784
Pacific Elementary School / Modular T	\$0	\$1,859	\$23,710	\$986	\$0	\$5,884	\$5,657	\$0	\$27,757	\$8,823	\$7,504	\$0	\$25,189	\$0	\$4,692	\$7,908	\$61,109	\$0	\$1,536	\$0	\$0	\$182,615
Pacific Elementary School / Site	\$0	\$13,872	\$0	\$4,881	\$0	\$0	\$257,148	\$52,440	\$397,539	\$0	\$339,418	\$13,772	\$483,442	\$6,560	\$214,981	\$96,656	\$110,272	\$0	\$167,915	\$0	\$0	\$2,158,897
Grand Total	\$11,957	\$24,724	\$505,942	\$228,184	\$302,457	\$340,881	\$479,971	\$417,892	\$1,164,614	\$509,837	\$1,426,058	\$108,003	\$1,544,543	\$638,890	\$823,984	\$1,813,878	\$670,876	\$310,891	\$406,959	\$43,515	\$545,842	\$12,319,898

Pacific Elementary School

020 7511 050 7511 010 7511 010 7511 030 7511	1512 Exterior Walls, Insulated Finishing System (EIFS), Prep & Fog Coat or Paint 1509 Glazing, any type by SF, Replace 1494 Exterior Door, Steel, Standard, Replace 1513 Roofing, any type, Repairs per Man-Day, Repair	10 30 40	18	5	2100	SF	\$5.08 \$10,660				10,660						\$10,66					\$21,319
050 7511 010 7511 010 7511 030 7511	Exterior Door, Steel, Standard, Replace Roofing, any type, Repairs per Man-Day, Repair		10	12	700	SF	\$62.04 \$43,428			ľ	-				\$	3,428						\$43,428
010 7511 010 7511 030 7511	Roofing, any type, Repairs per Man-Day, Repair	40	20	20	6	EA	\$676.80 \$4,061								Ψ	0,420					\$4,061	\$4,061
010 7511 030 7511		0	_	20			\$1,240.80 \$9,926		\$9,926												φ4,001	\$9,926
030 7511		0	-2	44	8	EA			\$9,920						50.444							
	1515 Roofing, Built-Up, Replace	25	14	11	3300		\$15.79 \$52,114							\$	52,114			0.4	1.570			\$52,114
	1498 Interior Door, Wood, Solid-Core, Replace	40	24	16	2	EA	\$789.60 \$1,579											\$1	1,579			\$1,579
	1517 Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	15	10	2500	SF	\$3.95 \$9,870							\$9,870								\$9,870
090 7511	Toilet Partitions, Plastic/Laminate, Replace	20	14	6	3	EA	\$846.00 \$2,538					\$2,538										\$2,538
010 7511	Wall Finishes, Ceramic Tile, Replace	40	20	20	700	SF	\$20.30 \$14,213														\$14,213	\$14,213
010 7511	Wall Finishes, any surface, Prep & Paint	10	6	4	5900	SF	\$1.69 \$9,983			\$9,983						\$	9,983					\$19,966
030 7511	1522 Flooring, Ceramic Tile, Replace	40	25	15	300	SF	\$20.30 \$6,091										\$6,09	91				\$6,091
030 7511	1504 Flooring, Luxury Vinyl Tile (LVT), Replace	15	5	10	2800	SF	\$8.46 \$23,688							\$23,688								\$23,688
050 7511	Ceiling Finishes, any flat surface, Prep & Paint	10	4	6	800	SF	\$2.26 \$1,805					\$1,805						\$1	1,805			\$3,610
010 7511	1518 Urinal, Standard, Replace	30	23	7	1	EA	\$1,240.80 \$1,241					\$1,241										\$1,241
010 7511	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	8	7	1	EA	\$1,692.00 \$1,692					\$1,692										\$1,692
010 7511	Toilet, Commercial Water Closet, Replace	30	20	10	3	EA	\$1,466.40 \$4,399							\$4,399								\$4,399
010 7511	1500 Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	18	12	5	EA	\$1,692.00 \$8,460									8,460						\$8,460
010 7511	1502 Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	15	15	3	EA	\$1,353.60 \$4,061										\$4,06	61				\$4,061
030 7511	1506 Heat Pump, Cabinet, Replace	20	5	15	3	EA	\$6,204.00 \$18,612										\$18,61	12				\$18,612
030 7511	1516 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	28	12	3300	SF	\$2.82 \$9,306									9,306						\$9,306
030 7511	1519 Internet Technology, Equipment, Capacity, Wiring and Wireless, Modernization	15	5	10	3300	SF	\$6.15 \$20,287							\$20,287								\$20,287
040 7511	1507 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	e 20	5	15	3300	SF	\$5.08 \$16,751										\$16,75	51				\$16,751
	1495 Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	13	7	3300		\$1.86 \$6,142					\$6,142										\$6,142
	1521 Fire Alarm Panel, Multiplex, Replace	15	8	7	1	EA						\$4,512										\$4,512
	1514 Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	8	12	3300		\$3.38 \$11,167					7 .,- /-			\$	1,167						\$11,167
	1511 Casework, Cabinetry Economy, Replace	20	7	13	75	LF	\$197.40 \$14,805								Ψ	\$14,805						\$14,805
	1520 Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	15	5	7	EA					\$4,738					ψ.1 τ,000						\$4,738
tals, Unescalated		20	15	,		LA		0 \$0	\$9,926			\$4,343 \$13,587	\$0			2,361 \$14,805 \$			3,384 \$0	\$0	\$0 \$18,274	\$338,575

6/3/2024

B U R E A U VERITAS

Jniformat Co	· · · · · · · · · · · · · · · · · · ·	Lifespan (EUL)	.,LAge	RUL	Quantity		Unit Cost *Subtotal		2025	2026		2029	2030 203	1 2032	2 2033	2034	2035 2	036 2037 2		2040 2041			20442011010110	y Repair Estima
B2010	7511547 Exterior Walls, Insulated Finishing System (EIFS), Prep & Fog Coat or Paint	10	5	5	2100	SF	\$5.08 \$10,660				\$10	,660							\$10,660					\$21,3
B2020	7511546 Glazing, any type by SF, Replace	30	17	13	700	SF	\$62.04 \$43,428											\$43,428						\$43,42
B2050	7511554 Exterior Door, Steel, Standard, Replace	40	20	20	8	EA	\$676.80 \$5,414															\$5	5,414	\$5,41
B3010	7511526 Roofing, Built-Up, Replace	25	16	9	3450	SF	\$15.79 \$54,482								\$54,482									\$54,48
C1030	7511533 Interior Door, Wood, Solid-Core, Replace	40	26	14	2	EA	\$789.60 \$1,579											\$1,	579					\$1,57
C1070	7511542 Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	10	15	2600	SF	\$3.95 \$10,265												\$10,265					\$10,26
C1090	7511541 Toilet Partitions, Plastic/Laminate, Replace	20	14	6	3	EA	\$846.00 \$2,538					\$	\$2,538											\$2,53
C2010	7511544 Wall Finishes, Ceramic Tile, Replace	40	28	12	700	SF	\$20.30 \$14,213										\$14,2	213						\$14,21
C2010	7511532 Wall Finishes, any surface, Prep & Paint	10	5	5	6200	SF	\$1.69 \$10,490				\$10	,490							\$10,490					\$20,98
C2030	7511537 Flooring, Ceramic Tile, Replace	40	32	8	400	SF	\$20.30 \$8,122							\$8,122	2									\$8,12
C2030	7511552 Flooring, Luxury Vinyl Tile (LVT), Replace	15	5	10	3200	SF	\$8.46 \$27,072									\$27,072								\$27,07
C2050	7511548 Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	900	SF	\$2.26 \$2,030				\$2	,030							\$2,030					\$4,06
D2010	7511525 Urinal, Standard, Replace	30	24	6	3	EA	\$1,240.80 \$3,722					\$	\$3,722											\$3,72
D2010	7511531 Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	8	7	1	EA	\$1,692.00 \$1,692						\$1,692	2										\$1,69
D2010	7511527 Toilet, Commercial Water Closet, Replace	30	18	12	3	EA	\$1,466.40 \$4,399										\$4,3	399						\$4,39
D2010	7511523 Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	15	15	3	EA	\$1,353.60 \$4,061												\$4,061					\$4,06
D2010	7511536 Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	15	15	5	EA	\$1,692.00 \$8,460												\$8,460					\$8,46
D3030	7511545 Heat Pump, Cabinet, Replace	20	5	15	3	EA	\$6,204.00 \$18,612												\$18,612					\$18,61
D3060	7511534 Exhaust Fan, Centrifugal, 12" Damper, Replace	25	15	10	1	EA	\$1,579.20 \$1,579									\$1,579								\$1,57
D5030	7511550 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	3450	SF	\$2.82 \$9,729															\$9	9,729	\$9,72
D5030	7511553 Internet Technology, Equipment, Capacity, Wiring and Wireless, Modernization	15	7	8	3450	SF	\$6.15 \$21,209							\$21,209)									\$21,20
D5040	7511543 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	e 20	5	15	3450	SF	\$5.08 \$17,512												\$17,512					\$17,51
D6020	7511538 Low Voltage System, Phone or Data Lines, Replace	20	11	9	3450	SF	\$1.13 \$3,892								\$3,892									\$3,89
D6060	7511530 Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	13	7	3450	SF	\$1.86 \$6,421						\$6,421	ı										\$6,42
D7050	7511549 Fire Alarm Panel, Multiplex, Replace	15	5	10	1	EA	\$4,512.00 \$4,512									\$4,512								\$4,51
D7050	7511551 Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	5	15	3450	SF	\$3.38 \$11,675												\$11,675					\$11,67
E2010	7511535 Casework, Cabinetry Economy, Replace	20	8	12	75	LF	\$197.40 \$14,805										\$14,8	305						\$14,80
G4050	7511539 Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	13	7	7	EA	\$676.80 \$4,738						\$4,738	3										\$4,73
Totals, Uneso	hatel							\$0	\$0	\$0	\$0 \$0 \$23	180 9	\$6,260 \$12,851	\$29 331	\$58 374	\$33 163	\$0 \$33.4	117 \$43,428 \$1,	579 \$93 765	\$0 \$0	\$0	\$0 \$15	5.143	\$350,49

Pacific Elementary Sch	ool / Building C.	

Uniformat (CodeID Cost Description	Lifespan (EUL)E	Age	RUL	Quantity	/Unit	Unit Cost * Subtotal 2024	2025 2026	2027 20	28 2029	2030 2031	032 2033	3 2034	2035	2036	2037	2038 203	39 2040	2041 2	042 2043 2044	Deficiency Repair Estima
B2010	7511561 Exterior Walls, Insulated Finishing System (EIFS), Prep & Fog Coat or Paint	10	5	5	2300	SF	\$5.08 \$11,675			\$11,675							\$11,67	5			\$23,3
B2020	7511558 Glazing, any type by SF, Replace	30	13	17	1000	SF	\$62.04 \$62,040												\$62,040		\$62,04
B2050	7511593 Exterior Door, Steel, Standard, Replace	40	20	20	9	EA	\$676.80 \$6,091													\$6,091	\$6,09
B3010	7511569 Roofing, Built-Up, Replace	25	13	12	4000	SF	\$15.79 \$63,168								\$63,168						\$63,10
C1020	7511575 Interior Window, Fixed, 12 SF, Replace	40	20	20	3	EA	\$564.00 \$1,692													\$1,692	\$1,69
C1030	7511578 Interior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	40	25	15	2	EA	\$1,466.40 \$2,933										\$2,93	3			\$2,93
C1030	7511568 Interior Door, Wood, Solid-Core, Replace	40	24	16	11	EA	\$789.60 \$8,686											\$8,686			\$8,68
C1070	7511592 Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	13	12	3600	SF	\$3.95 \$14,213								\$14,213						\$14,2
C2010	7511572 Wall Finishes, Ceramic Tile, Replace	40	26	14	500	SF	\$20.30 \$10,152									\$10	152				\$10,15
C2010	7511557 Wall Finishes, any surface, Prep & Paint	10	5	5	8700	SF	\$1.69 \$14,720			\$14,720							\$14,72	0			\$29,44
C2030	7511582 Flooring, Ceramic Tile, Replace	40	30	10	200	SF	\$20.30 \$4,061						\$4,061								\$4,00
C2030	7511571 Flooring, Luxury Vinyl Tile (LVT), Replace	15	5	10	2000	SF	\$8.46 \$16,920						\$16,920								\$16,92
C2030	7511562 Flooring, Carpet, Commercial Standard, Replace	10	5	5	1800	SF	\$8.46 \$15,228			\$15,228							\$15,22	8			\$30,45
C2050	7511579 Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	200	SF	\$2.26 \$451			\$451							\$45	1			\$90
D2010	7511577 Water Heater, Gas, Residential, Replace	15	6	9	1	EA	\$1,466.40 \$1,466					\$1,466	5								\$1,40
D2010	7511591 Toilet, Commercial Water Closet, Replace	30	19	11	2	EA	\$1,466.40 \$2,933							\$2,933							\$2,93
D2010	7511576 Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	15	15	3	EA	\$1,353.60 \$4,061										\$4,06	1			\$4,00
D2010	7511565 Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	15	15	2	EA	\$1,692.00 \$3,384										\$3,38	4			\$3,38
D3020	7511595 Furnace, Gas, Replace	20	17	3	1	EA	\$6,993.60 \$6,994		\$6,994												\$6,99
D3030	7511594 Air Conditioner, Window/Thru-Wall, Residential, Replace	10	5	5	2	EA	\$564.00 \$1,128			\$1,128							\$1,12	8			\$2,25
D3030	7511573 Heat Pump, Cabinet, Replace	20	5	15	2	EA	\$6,204.00 \$12,408										\$12,40	8			\$12,40
D3050	7511563 HVAC System, Ductwork, Low Density, Replace	30	18	12	4000	SF	\$2.26 \$9,024								\$9,024						\$9,02
D5030	7511560 Internet Technology, Equipment, Capacity, Wiring and Wireless, Modernization	15	8	7	4000	SF	\$6.15 \$24,590				\$24,590										\$24,59

Pacific Elementary School / Building E

7511653 Toilet Partitions, Plastic/Laminate, Replace

C1090

B U R E A U VERITAS

\$3,384

6/3/2024

Uniformat Codel	D Cost Description	Lifespan (EUI	L)EAge	RUL	Quantit	yUnit	Unit Cost * Subtotal 2	2024	2025	2026 2	2027 2	028 20	2030	2031	2032	2033	2034	2035	2036 2	2037 20	38 203	9 2040 2041	2042	2043	2044Deficiency F	tepair Estimate
D5040	7511574 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replac	e 20	5	15	4000	SF	\$5.08 \$20,304														\$20,30	4				\$20,304
D6020	7511566 Low Voltage System, Phone or Data Lines, Replace	20	12	8	4000	SF	\$1.13 \$4,512								\$4,512											\$4,512
D6060	7511584 Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	12	8	4000	SF	\$1.86 \$7,445								\$7,445											\$7,445
D7050	7511555 Fire Alarm Panel, Multiplex, Replace	15	5	10	2	EA	\$4,512.00 \$9,024										\$9,024									\$9,024
D7050	7511581 Fire Alarm Panel, Fully Addressable, Replace	15	5	10	1	EA	\$16,920.00 \$16,920									\$	16,920									\$16,920
D7050	7511570 Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	5	15	4000	SF	\$3.38 \$13,536														\$13,53	6				\$13,536
E2010	7511583 Casework, Cabinetry Economy, Replace	20	8	12	100	LF	\$197.40 \$19,740												\$19,740							\$19,740
F1020	7511587 Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	15	15	500	SF	\$28.20 \$14,100														\$14,10	0				\$14,100
G4050	7511580 Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	13	7	6	EA	\$676.80 \$4,061							\$4,061												\$4,061
Totals, Unescala	ited							\$0	\$0	\$0 \$6,	994	\$0 \$43,2	02 \$0	\$28,651	\$11,957	\$1,466 \$	46,925	\$2,933	\$106,145	\$0 \$10,1	52 \$113,92	8 \$8,686 \$62,040	\$0	\$0	\$7,783	\$450,862
Totals, Escalate	d (3.0% inflation, compounded annually)							\$0	\$0	\$0 \$7,	642	\$0 \$50,0	83 \$0	\$35,237	\$15,147	\$1,913 \$	63,063	\$4,060	\$151,337	\$0 \$15,3	56 \$177,49	6 \$13,938 \$102,543	\$0	\$0 \$	514,057	\$651,872

Jniformat Code	ID Cost Description	Lifespan (EU	L)EAge	RUL	Quantity	Unit	Unit Cost	*Subtotal 2	2024	2025 20	026 2	2027 2	028 2029	2030	2031	2032 203	33 203	1 203	5 2036 2037	2038	2039	2040 2041	2042	2043 204	4Deficiency Re	pair Estimat
B2010	7511616 Exterior Walls, Insulated Finishing System (EIFS), Prep & Fog Coat or Paint	10	5	5	3200	SF	\$5.0	8 \$16,243					\$16,243								\$16,243					\$32,486
B2020	7511630 Glazing, any type by SF, Replace	30	15	15	1000	SF	\$62.0	4 \$62,040													\$62,040					\$62,040
B2050	7511605 Exterior Door, Steel, Standard, Replace	40	20	20	11	EA	\$676.8	0 \$7,445																\$7,445	5	\$7,44
B3010	7511606 Roofing, Built-Up, Replace	25	15	10	5000	SF	\$15.7	9 \$78,960									\$78,960									\$78,960
C1030	7511598 Interior Door, Wood, Solid-Core, Replace	40	24	16	13	EA	\$789.6	0 \$10,265														\$10,265				\$10,26
C1070	7511625 Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	14	11	3300	SF	\$3.9	5 \$13,028										\$13,028								\$13,028
C1090	7511609 Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	10	10	21	EA	\$564.0	0 \$11,844									\$11,844									\$11,844
C2010	7511615 Wall Finishes, Ceramic Tile, Replace	40	28	12	1200	SF	\$20.3	0 \$24,365											\$24,365							\$24,36
C2010	7511620 Wall Finishes, any surface, Prep & Paint	10	5	5	10400	SF	\$1.6	9 \$17,597					\$17,597								\$17,597					\$35,194
C2030	7511619 Flooring, Ceramic Tile, Replace	40	30	10	500	SF	\$20.3	0 \$10,152									\$10,152									\$10,152
C2030	7511608 Flooring, Luxury Vinyl Tile (LVT), Replace	15	5	10	3000	SF	\$8.4	6 \$25,380									\$25,380									\$25,380
C2030	7511601 Flooring, Carpet, Commercial Standard, Replace	10	5	5	1500	SF	\$8.4	6 \$12,690					\$12,690								\$12,690					\$25,380
C2050	7511604 Ceiling Finishes, any flat surface, Prep & Paint	10	4	6	1800	SF	\$2.2	6 \$4,061						\$4,061								\$4,061				\$8,122
D2010	7511629 Water Heater, Gas, Residential, Replace	15	6	9	2	EA	\$1,466.4	0 \$2,933								\$2,93	3									\$2,933
D2010	7511599 Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	20	20	5000	SF	\$12.4	1 \$62,040																\$62,040	0	\$62,040
D2010	7511597 Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	28	7	1	EA	\$1,579.2	0 \$1,579							\$1,579											\$1,579
D2010	7511607 Toilet, Commercial Water Closet, Replace	30	18	12	3	EA	\$1,466.4	0 \$4,399											\$4,399							\$4,399
D2010	7511603 Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	15	15	5	EA	\$1,353.6	0 \$6,768													\$6,768					\$6,768
D2010	7511614 Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	15	15	3	EA	\$1,692.0	0 \$5,076													\$5,076					\$5,076
D3020	7511600 Furnace, Gas, Replace	20	10	10	2	EA	\$4,737.6	0 \$9,475									\$9,475									\$9,47
D3030	7511626 Heat Pump, Cabinet, Replace	20	5	15	2	EA	\$6,204.0	0 \$12,408													\$12,408					\$12,408
D5030	7511612 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	24	16	5000	SF	\$2.8	2 \$14,100														\$14,100				\$14,100
D5030	7511628 Internet Technology, Equipment, Capacity, Wiring and Wireless, Modernization	15	6	9	5000	SF	\$6.1	5 \$30,738								\$30,73	8									\$30,738
D5040	7511602 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	5	15	5000	SF	\$5.0	8 \$25,380													\$25,380					\$25,380
D6020	7511622 Low Voltage System, Phone & Data Lines, Replace	20	12	8	5000	SF	\$1.6	9 \$8,460								\$8,460										\$8,460
D6060	7511618 Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	13	7	5000	SF	\$1.8	6 \$9,306							\$9,306											\$9,306
D7050	7511623 Fire Alarm Panel, Multiplex, Replace	15	7	8	2	EA	\$4,512.0	0 \$9,024								\$9,024										\$9,024
D7050	7511611 Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	5	15	5000	SF	\$3.3	8 \$16,920													\$16,920					\$16,920
E2010	7511621 Casework, Cabinetry Economy, Replace	20	8	12	100	LF	\$197.4	0 \$19,740											\$19,740							\$19,740
F1020	7511624 Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	22	8	600	SF	\$28.2	0 \$16,920							:	\$16,920										\$16,920
G2050	7511627 Sports Apparatus, Scoreboard, Electronic Basic, Replace	25	15	10	1	EA	\$3,384.0	0 \$3,384									\$3,384									\$3,384
G4050	7511610 Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	13	7	6	EA	\$676.8	0 \$4,061							\$4,061											\$4,06
Totals, Unesca	ated								\$0	\$0	\$0	\$0	\$0 \$46,530	4,061	\$14,946	\$34,404 \$33,67	1 \$139,195	\$13,028	\$48,504 \$0	\$0	\$175,122	\$28,426 \$0	\$0	\$0 \$69,485	5	\$607,372

Uniformat Co	delD Cost Description	Lifespan (EUI	L)EAge	RUL	Quantity	yUnit	Unit Cost *Subtotal 2024	202	2026	2027	2028	2029 20	30 203	203	2033	2034	2035	2036	2037	203	8 2039	2040	2041	2042	2043	2044Deficiency Repair Estimate
B2010	7511654 Exterior Walls, Insulated Finishing System (EIFS), Prep & Fog Coat or Paint	10	4	6	2200	SF	\$5.08 \$11,167					\$11,16	7									\$11,167				\$22,334
B2020	7511655 Glazing, any type by SF, Replace	30	14	16	1200	SF	\$62.04 \$74,448															\$74,448				\$74,448
B2080	7511647 Awning, Metal, per SF of awning, Replace	40	30	10	500	SF	\$16.92 \$8,460									\$8,460										\$8,460
B3010	7511637 Roofing, Built-Up, Replace	25	12	13	3400	SF	\$15.79 \$53,693												\$53,693							\$53,693
C1030	7511632 Interior Door, Wood, Solid-Core, Replace	40	24	16	2	EA	\$789.60 \$1,579															\$1,579				\$1,579
C1070	7511659 Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	12	13	2600	SF	\$3.95 \$10,265												\$10,265							\$10,265

\$3,384

20 7 13 4 EA \$846.00 \$3,384

Uniformat Code	delD Cost Description	Lifespan (EUL	.)EAge	RUL	Quantity	/Unit	Unit Cos	st *Sub	total 2024	2025	2026	2027	2028 20	29 203	30 2031	2032	2 203	3 2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044Defic	ciency Repair Estimate
C2010	7511631 Wall Finishes, any surface, Prep & Paint	10	5	5	6400	SF	\$1.6	69 \$10	,829				\$10,8	29								\$	10,829						\$21,658
C2030	7511648 Flooring, Ceramic Tile, Replace	40	30	10	300	SF	\$20.3	30 \$6	,091									\$6,091											\$6,091
C2030	7511651 Flooring, Luxury Vinyl Tile (LVT), Replace	15	5	10	2900	SF	\$8.4	46 \$24	,534									\$24,534											\$24,534
C2050	7511664 Ceiling Finishes, any flat surface, Prep & Paint	10	4	6	900	SF	\$2.2	26 \$2	,030					\$2,03	0									\$2,030					\$4,061
D2010	7511634 Water Heater, Electric, Residential, Replace	15	8	7	1	EA	\$620.4	40 \$	\$620						\$620														\$620
D2010	7511660 Sink/Lavatory, Service Sink, Floor, Replace	35	29	6	1	EA	\$902.4	40 \$	\$902					\$90	2														\$902
D2010	7511636 Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	6	9	1	EA	\$1,692.0	00 \$1	,692								\$1,692	2											\$1,692
D2010	7511638 Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	17	13	3	EA	\$1,353.6	60 \$4	,061												\$4,061								\$4,061
D2010	7511656 Toilet, Commercial Water Closet, Replace	30	14	16	3	EA	\$1,466.4	40 \$4	,399															\$4,399					\$4,399
D2010	7511639 Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	12	18	3	EA	\$1,692.0	00 \$5	,076																	\$5,076			\$5,076
D3030	7511635 Heat Pump, Cabinet, Replace	20	5	15	3	EA	\$6,204.0	00 \$18	,612													\$	18,612						\$18,612
D5030	7511642 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	23	17	3400	SF	\$2.8	82 \$9	,588																\$9,588				\$9,588
D5030	7511662 Internet Technology, Equipment, Capacity, Wiring and Wireless, Modernization	15	5	10	3400	SF	\$6.	15 \$20	,902									\$20,902											\$20,902
D5040	7511644 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	e 20	5	15	3400	SF	\$5.0	08 \$17	,258													\$	17,258						\$17,258
D6020	7511645 Low Voltage System, Phone or Data Lines, Replace	20	12	8	3400	SF	\$1.	13 \$3	,835							\$3,835	5												\$3,835
D6060	7511650 Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	13	7	3400	SF	\$1.8	86 \$6	,328						\$6,328														\$6,328
D7050	7511661 Fire Alarm Panel, Multiplex, Replace	15	6	9	1	EA	\$4,512.0	00 \$4	,512								\$4,512	2											\$4,512
D7050	7511665 Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	5	15	3400	SF	\$3.3	38 \$11	,506													5	311,506						\$11,506
E2010	7511657 Casework, Cabinetry Economy, Replace	20	7	13	75	LF	\$197.4	40 \$14	,805												\$14,805								\$14,805
G4050	7511640 Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	12	8	6	EA	\$676.8	80 \$4	,061							\$4,061													\$4,061
Totals, Unescal	alated				:		-		\$	0 \$0	\$0	\$0	\$0 \$10,8	29 \$14,10	0 \$6,948	\$7,896	\$6,204	4 \$59,987	\$0	\$0	\$86,207	\$0 \$	58,205	\$93,624	\$9,588	\$5,076	\$0	\$0	\$358,665
Totals, Escalate	ated (3.0% inflation, compounded annually)								\$	0 \$0	\$0	\$0	\$0 \$12.5	54 \$16.83	6 \$8,546	\$10.002	\$8.095	5 \$80.618	\$0	\$0 \$	126,598	\$0 5	90.681	\$150,239	\$15.848	\$8.642	\$0	\$0	\$528,658

Uniformat Code	delD Cost Description	Lifespan (EUL)EAge	RUL	Quantity	Onit	Unit Cost *Subtot	ai 2024	2025	2026	2027 20	028 2029	2030 20	31 2032	2 2033 2034	2035	2036 2037	2038	2039	2040 2041	2042	2043	2044Deficiency Re	epair Estimate
32010	7511667 Exterior Walls, Insulated Finishing System (EIFS), Prep & Fog Coat or Paint	10	4	6	2100	SF	\$5.08 \$10,66	60					\$10,660						\$1	\$10,660				\$21,319
32020	7511696 Glazing, any type by SF, Replace	30	15	15	1100	SF	\$62.04 \$68,24	4										\$68,	3,244					\$68,244
32050	7511678 Exterior Door, Steel, Standard, Replace	40	20	20	8	EA	\$676.80 \$5,41	4														\$5	5,414	\$5,414
B2080	7511691 Awning, Metal, per SF of awning, Replace	40	30	10	500	SF	\$16.92 \$8,46	0							\$8,460									\$8,460
B3010	7511686 Roofing, Built-Up, Replace	25	13	12	3400	SF	\$15.79 \$53,69	03								\$5	3,693							\$53,693
C1030	7511681 Interior Door, Wood, Solid-Core, Replace	40	24	16	2	EA	\$789.60 \$1,57	9												\$1,579				\$1,579
C1070	7511685 Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	13	12	2600	SF	\$3.95 \$10,26	55								\$1	0,265							\$10,265
C1090	7511687 Toilet Partitions, Plastic/Laminate, Replace	20	14	6	2	EA	\$846.00 \$1,69)2					\$1,692											\$1,692
C2010	7511697 Wall Finishes, any surface, Prep & Paint	10	5	5	6800	SF	\$1.69 \$11,50	06				\$11,506						\$11,	1,506					\$23,011
C2030	7511692 Flooring, Ceramic Tile, Replace	40	33	7	300	SF	\$20.30 \$6,09)1					\$6,0	91										\$6,091
C2030	7511694 Flooring, Luxury Vinyl Tile (LVT), Replace	15	5	10	2900	SF	\$8.46 \$24,53	34							\$24,534									\$24,534
C2050	7511669 Ceiling Finishes, any flat surface, Prep & Paint	10	4	6	900	SF	\$2.26 \$2,03	80					\$2,030						:	\$2,030				\$4,061
D2010	7511684 Water Heater, Electric, Residential, Replace	15	8	7	1	EA	\$620.40 \$62	20					\$6	20										\$620
D2010	7511680 Sink/Lavatory, Service Sink, Floor, Replace	35	29	6	1	EA	\$902.40 \$90)2					\$902											\$902
D2010	7511671 Urinal, Standard, Replace	30	23	7	3	EA	\$1,240.80 \$3,72	22					\$3,7	22										\$3,722
D2010	7511683 Toilet, Commercial Water Closet, Replace	30	18	12	2	EA	\$1,466.40 \$2,93	3								\$	2,933							\$2,933
D2010	7511673 Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	15	15	3	EA	\$1,353.60 \$4,06	51										\$4.	1,061					\$4,061
D2010	7511672 Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	15	15	3	EA	\$1,692.00 \$5,07	6										\$5,	5,076					\$5,076
D3030	7511675 Heat Pump, Cabinet, Replace	20	5	15	3	EA	\$6,204.00 \$18,61	2										\$18.	3,612					\$18,612
D3060	7511688 Exhaust Fan, Centrifugal, 12" Damper, Replace	25	15	10	1	EA	\$1,579.20 \$1,57	'9							\$1,579									\$1,579
D5030	7511693 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	3400	SF	\$2.82 \$9,58	88														\$9	9,588	\$9,588
D5030	7511679 Internet Technology, Equipment, Capacity, Wiring and Wireless, Modernization	15	7	8	3400	SF	\$6.15 \$20,90)2						\$20,902										\$20,902
D5040	7511698 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	5	15	3400	SF	\$5.08 \$17,25	58										\$17	7,258					\$17,258
D6060	7511695 Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	13	7	3400	SF	\$1.86 \$6,32	18					\$6,3	28										\$6,328
D7050	7511677 Fire Alarm Panel, Multiplex, Replace	15	5	10	1	EA	\$4,512.00 \$4,51	2							\$4,512									\$4,512
D7050	7511690 Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	5	15	3400	SF	\$3.38 \$11,50	06										\$11,	1,506					\$11,506
E2010	7511689 Casework, Cabinetry Economy, Replace	20	7	13	75	LF	\$197.40 \$14,80	05									\$14,805							\$14,805
G4050	7511668 Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	13	7	6	EA	\$676.80 \$4,06	51					\$4,0	61										\$4,061
Totals, Unescal	calated							\$0	\$0	\$0	\$0	\$0 \$11,506	\$15,284 \$20,8	23 \$20,902	\$0 \$39,085	\$0 \$6	6,890 \$14,805	\$0 \$136	i,262 \$	\$14,269 \$0	\$0	\$0 \$15	5,002	\$354,829
Totals Escalate	ated (3.0% inflation, compounded annually)							\$0	\$0	\$0	\$0	\$0 \$13 338 9	\$18,250 \$25,6	10 \$26 479	\$0 \$52,527	22 02	5,370 \$21,742	\$0 \$212	292 €	\$22,898 \$0	\$0	\$0 \$27	7 096	\$515,601

Uniformat Code	ID Cost Description	Lifespan (EU	L)EAge	RUL	Quantity	yUnit	Unit Cost *Subtotal 2024	2025 2026	6 2027 2028 2029	2030	2031	2032 2033 2034	2035 20	36 2037	2038 2039 2040	2041	2042 2043 2044Defi	iciency Repair Estimat
B2010	7511476 Exterior Walls, Insulated Finishing System (EIFS), Prep & Fog Coat or Paint	10	5	5	2400	SF	\$5.08 \$12,182		\$12,182						\$12,182			\$24,36
B2020	7511475 Glazing, any type by SF, Replace	30	15	15	800	SF	\$62.04 \$49,632								\$49,632			\$49,63
B2050	7511467 Exterior Door, Steel, Standard, Replace	40	20	20	8	EA	\$676.80 \$5,414										\$5,414	\$5,41
B2080	7511469 Awning, Metal, per SF of awning, Replace	40	34	6	500	SF	\$16.92 \$8,460			\$8,460								\$8,460
B3010	7511490 Roofing, Built-Up, Replace	25	12	13	3400	SF	\$15.79 \$53,693							\$53,693				\$53,693
C1030	7511461 Interior Door, Wood, Solid-Core, Replace	40	24	16	2	EA	\$789.60 \$1,579								\$1,579			\$1,579
C1070	7511465 Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	12	13	2600	SF	\$3.95 \$10,265							\$10,265				\$10,265
C1090	7511478 Toilet Partitions, Plastic/Laminate, Replace	20	13	7	3	EA	\$846.00 \$2,538				\$2,538							\$2,538
C2010	7511471 Wall Finishes, any surface, Prep & Paint	10	5	5	6100	SF	\$1.69 \$10,321		\$10,321						\$10,321			\$20,642
C2030	7511492 Flooring, Ceramic Tile, Replace	40	33	7	300	SF	\$20.30 \$6,091				\$6,091							\$6,091
C2030	7511462 Flooring, Luxury Vinyl Tile (LVT), Replace	15	5	10	2900	SF	\$8.46 \$24,534					\$24,534						\$24,534
C2050	7511480 Ceiling Finishes, any flat surface, Prep & Paint	10	4	6	900	SF	\$2.26 \$2,030			\$2,030					\$2,030			\$4,061
D2010	7511466 Water Heater, Electric, Residential, Replace	15	8	7	1	EA	\$620.40 \$620				\$620							\$620
D2010	7511470 Sink/Lavatory, Service Sink, Floor, Replace	35	29	6	1	EA	\$902.40 \$902			\$902								\$902
D2010	7511477 Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	8	7	1	EA	\$1,692.00 \$1,692				\$1,692							\$1,692
D2010	7511468 Toilet, Commercial Water Closet, Replace	30	18	12	3	EA	\$1,466.40 \$4,399						\$4,39	9				\$4,399
D2010	7511472 Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	15	15	3	EA	\$1,353.60 \$4,061								\$4,061			\$4,061
D2010	7511482 Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	15	15	3	EA	\$1,692.00 \$5,076								\$5,076			\$5,076
D3030	7511489 Heat Pump, Cabinet, Replace	20	5	15	3	EA	\$6,204.00 \$18,612								\$18,612			\$18,612
D5030	7511486 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	3400	SF	\$2.82 \$9,588										\$9,588	\$9,588
D5030	7511479 Internet Technology, Equipment, Capacity, Wiring and Wireless, Modernization	15	7	8	3400	SF	\$6.15 \$20,902					\$20,902						\$20,902
D5040	7511463 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	5	15	3400	SF	\$5.08 \$17,258								\$17,258			\$17,258
D6020	7511460 Low Voltage System, Phone or Data Lines, Replace	20	12	8	3400	SF	\$1.13 \$3,835					\$3,835						\$3,835
D6060	7511488 Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	13	7	3400	SF	\$1.86 \$6,328				\$6,328							\$6,328
D7050	7511481 Fire Alarm Panel, Multiplex, Replace	15	5	10	1	EA	\$4,512.00 \$4,512					\$4,512						\$4,512
D7050	7511487 Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	5	15	3400	SF	\$3.38 \$11,506								\$11,506			\$11,506
E2010	7511483 Casework, Cabinetry Economy, Replace	20	7	13	75	LF	\$197.40 \$14,805							\$14,805				\$14,805
G4050	7511485 Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	14	6	6	EA	\$676.80 \$4,061			\$4,061								\$4,061
Totals, Unesca	lated						\$0	\$0 \$0	\$0 \$0 \$22,504	\$15,454	\$17,270	\$24,737 \$0 \$29,046	\$0 \$4,39	9 \$78,763	\$0 \$128,648 \$3,610	\$0	\$0 \$0 \$15,002	\$339,432
Totals, Escalat	ed (3.0% inflation, compounded annually)						\$0	\$0 \$0	\$0 \$0 \$26,088	\$18.452	\$21.240	\$31,336 \$0 \$39,035	\$0 \$6.27	2 \$115,666	\$0 \$200,430 \$5,792	\$0	\$0 \$0 \$27,096	\$491,407

Pacific	Elementary	School /	Building	Н
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Uniformat Cod	eID Cost Description	Lifespan (EUL	L)EAge	RUL	Quantit	yUnit	Unit Cos	*Subtotal 2024	2025 20	26 2027 2	028 2029	2030	2031 2032 2	033 2034	2035 2036	2037	2038	2039 204	2041	2042 2043 2	044Deficiency Repair Estimate
B2010	7511712 Exterior Walls, Insulated Finishing System (EIFS), Prep & Fog Coat or Paint	10	5	5	2400	SF	\$5.0	8 \$12,182			\$12,182							\$12,182			\$24,365
B2020	7511704 Glazing, any type by SF, Replace	30	18	12	800	SF	\$62.0	4 \$49,632							\$49,632						\$49,632
B2050	7511731 Exterior Door, Wood, Solid-Core, Replace	25	13	12	5	EA	\$789.6	0 \$3,948							\$3,948						\$3,948
B2080	7511732 Awning, Metal, per SF of awning, Replace	40	30	10	500	SF	\$16.9	2 \$8,460						\$8,460							\$8,460
B3010	7511716 Roofing, Built-Up, Replace	25	17	8	3100	SF	\$15.7	9 \$48,955					\$48,955								\$48,955
B3080	7511713 Soffit, Metal, Replace	25	23	2	80	SF	\$5.6	4 \$451	\$4	51											\$451
C1030	7511727 Interior Door, Wood, Solid-Core, Replace	40	27	13	1	EA	\$789.6	0 \$790								\$790					\$790
C1070	7511719 Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	17	8	3100	SF	\$3.9	5 \$12,239					\$12,239								\$12,239
C2010	7511703 Wall Finishes, any surface, Prep & Paint	10	5	5	6500	SF	\$1.6	9 \$10,998			\$10,998							\$10,998			\$21,996
C2030	7511734 Flooring, Vinyl Tile (VCT), Replace	15	11	4	1900	SF	\$5.6	4 \$10,716		\$10,	716									\$10,716	\$21,432
C2030	7511718 Flooring, Carpet, Commercial Standard, Replace	10	7	3	1200	SF	\$8.4	6 \$10,152		\$10,152						\$10,152					\$20,304
D2010	7511724 Water Heater, Electric, Residential, Replace	15	12	3	1	EA	\$620.4	0 \$620		\$620										\$620	\$1,241
D2010	7511705 Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	20	20	3100	SF	\$12.4	1 \$38,465												\$38,4	\$3 8,465
D2010	7511717 Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	13	2	1	EA	\$1,692.0	0 \$1,692	\$1,69	92									\$1,692		\$3,384
D2010	7511699 Sink/Lavatory, Service Sink, Floor, Replace	35	33	2	1	EA	\$902.4	0 \$902	\$9)2											\$902
D2010	7511726 Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	27	3	3	EA	\$1,917.6	0 \$5,753		\$5,753											\$5,753
D2010	7511723 Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	18	12	1	EA	\$2,820.0	0 \$2,820							\$2,820						\$2,820
D3020	7511720 Furnace, Gas, Replace	20	17	3	2	EA	\$4,737.6	0 \$9,475		\$9,475											\$9,475
D3030	7511714 Heat Pump, Packaged & Wall-Mounted, Replace	20	18	2	1	EA	\$4,512.0	0 \$4,512	\$4,5	12											\$4,512
D5030	7511700 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	25	15	3100	SF	\$2.8	2 \$8,742										\$8,742			\$8,742
D5030	7511735 Internet Technology, Equipment, Capacity, Wiring and Wireless, Modernization	15	7	8	3100	SF	\$6.1	5 \$19,058					\$19,058								\$19,058
D5040	7511707 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	ce 20	5	15	3100	SF	\$5.0	8 \$15,736										\$15,736			\$15,736
D7050	7511711 Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	8	12	3100	SF	\$3.3	8 \$10,490							\$10,490						\$10,490
E2010	7511730 Casework, Cabinetry Economy, Replace	20	17	3	25	LF	\$197.4	0 \$4,935		\$4,935											\$4,935
G4050	7511706 Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	17	3	3	EA	\$676.8	0 \$2,030		\$2,030											\$2,030

Uniformat CodeID	Cost Description	Lifespan (EUL)EAge RUL	QuantityUnit	Unit Cost *Subtotal 2024	2	2025 2026	2027	2028 20	203	30 2031	2032	2033	2034	2035 203	2037	2038 2039	2040 2041	2042	2043	2044Deficiency Rep	pair Estimate
Totals, Unescalated				\$0		\$0 \$7,558	\$32,966	\$10,716 \$23,1	80 \$	0 \$0	\$80,252	\$0 \$8	3,460	\$0 \$66,890	\$10,942	\$0 \$47,658	\$0 \$1,692	\$620	\$10,716	\$38,465	\$340,115
Totals, Escalated (3.0	% inflation, compounded annually)			\$0		\$0 \$8,018	\$36,023	\$12,061 \$26,8	72 \$	0 \$0	\$101,660	\$0 \$11	1,370	\$0 \$95,370	\$16,068	\$0 \$74,250	\$0 \$2,797	\$1,056	\$18,791	\$69,472	\$473,806

Uniformat Co	delD Cost Description	Lifespan (EUI	_)EAge	RUL	Quantity	Jnit	Unit Cost *Subtotal 202	24 20	025 2026	2027	7 2028	2029	2030 2031	2032	2033	2034 2035	2036	2037	2038	2039	2040 2	2041 204	2 204	2044Def	iciency Repair Estimat
B2010	7511740 Exterior Walls, Insulated Finishing System (EIFS), Prep & Fog Coat or Paint	10	8	2	3100	SF	\$5.08 \$15,736		\$15,736								\$15,736								\$31,471
B2020	7511743 Glazing, any type by SF, Replace	30	28	2	1000	SF	\$62.04 \$62,040		\$62,040																\$62,040
B2050	7511755 Exterior Door, Wood, Solid-Core, Replace	25	22	3	10	EA	\$789.60 \$7,896			\$7,896															\$7,896
B3010	7511749 Roofing, Built-Up, Replace	25	23	2	4400	SF	\$19.74 \$86,856		\$86,856																\$86,856
C1030	7511752 Interior Door, Wood, Solid-Core, Replace	40	36	4	4	EA	\$789.60 \$3,158				\$3,158														\$3,158
C1070	7511746 Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	23	2	3300	SF	\$7.90 \$26,057		\$26,057																\$26,057
C1090	7511747 Toilet Partitions, Wood, Replace	20	16	4	5	EA	\$1,128.00 \$5,640				\$5,640														\$5,640
C2010	7511750 Wall Finishes, Laminated Paneling (FRP), Replace	30	27	3	900	SF	\$18.05 \$16,243			\$16,243															\$16,243
C2010	7511744 Wall Finishes, any surface, Prep & Paint	10	7	3	7900	SF	\$1.69 \$13,367			\$13,367							\$13	,367							\$26,734
C2030	7511764 Flooring, Vinyl Tile (VCT), Replace	15	11	4	2500	SF	\$5.64 \$14,100				\$14,100												\$14,100		\$28,200
C2030	7511761 Flooring, Terrazzo, Replace	50	47	3	200	SF	\$47.38 \$9,475			\$9,475															\$9,475
C2030	7511763 Flooring, Carpet, Commercial Standard, Replace	10	7	3	1500	SF	\$16.92 \$25,380			\$25,380							\$25	,380							\$50,760
C2050	7511760 Ceiling Finishes, any flat surface, Prep & Paint	10	7	3	1100	SF	\$2.26 \$2,482			\$2,482							\$2	,482							\$4,963
D2010	7511754 Water Heater, Electric, Residential, Replace	15	13	2	1	EA	\$620.40 \$620		\$620												\$	6620			\$1,241
D2010	7511739 Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	14	1	1	EA	\$5,076.00 \$5,076	\$5,0	76											\$5	5,076				\$10,152
D2010	7511766 Urinal, Standard, Replace	30	23	7	2	EA	\$1,240.80 \$2,482						\$2,482												\$2,482
D2010	7511757 Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	18	12	2	EA	\$1,240.80 \$2,482										\$2,482								\$2,482
D2010	7511751 Toilet, Commercial Water Closet, Replace	30	18	12	5	EA	\$1,466.40 \$7,332										\$7,332								\$7,332
D2010	7511768 Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	17	13	3	EA	\$1,917.60 \$5,753										\$5	,753							\$5,753
D3020	7511759 Furnace, Gas, Replace	20	18	2	4	EA	\$6,091.20 \$24,365		\$24,365																\$24,365
D3060	7511742 Exhaust Fan, Centrifugal, 12" Damper, Replace	25	22	3	1	EA	\$3,158.40 \$3,158			\$3,158															\$3,158
D5030	7511753 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	36	4	4400	SF	\$2.82 \$12,408				\$12,408														\$12,408
D5030	7511738 Internet Technology, Equipment, Capacity, Wiring and Wireless, Modernization	15	12	3	4400	SF	\$6.15 \$27,049			\$27,049												\$27,049	9		\$54,099
D5040	7511745 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	e 20	16	4	4400	SF	\$5.08 \$22,334				\$22,334														\$22,334
D6060	7511765 Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	17	3	4400	SF	\$1.86 \$8,189			\$8,189															\$8,189
D7050	7511756 Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	13	7	4400	SF	\$3.38 \$14,890						\$14,890												\$14,890
E2010	7511762 Casework, Cabinetry Economy, Replace	20	17	3	50	LF	\$197.40 \$9,870			\$9,870															\$9,870
F1020	7511767 Ancillary Building, Wood-Framed or CMU, Basic/Minimal, Replace	35	25	10	200	SF	\$67.68 \$13,536								\$13	3,536									\$13,536
G4050	7511737 Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	18	2	6	EA	\$1,353.60 \$8,122		\$8,122																\$8,122
Totals, Unes	alated							\$0 \$5.0	76 \$223,795	\$123 110	\$57.641	\$0	\$0 \$17,371	\$0	\$0 \$13	3 536 \$0	\$25,549 \$46	981	\$0	12 02	5.076	620 \$27,049	\$14.100	\$0	\$559,905

Jniformat CodeID	Cost Description	Lifespan (EUL))EAge	RUL	Quantity	yUnit	Unit Cost *Subtotal 2024	202	2026 20	27 2028	2029	2030	2031 2032	2033	2034	2035 2036 2	2037 203	8 2039 2040 2	2041	2042 204	3 2044Deficiency	/ Repair Estimat
B2010 75	Exterior Walls, Insulated Finishing System (EIFS), Prep & Fog Coat or Paint	10	4	6	1700	SF	\$5.08 \$8,629					\$8,629						\$8,629				\$17,258
B2020 75	Glazing, any type by SF, Replace	30	15	15	600	SF	\$62.04 \$37,224											\$37,224				\$37,224
B2050 75	Exterior Door, Steel, Standard, Replace	40	22	18	5	EA	\$676.80 \$3,384												\$3	3,384		\$3,384
B3010 75	Roofing, Built-Up, Replace	25	13	12	3300	SF	\$15.79 \$52,114									\$52,114						\$52,114
C1030 75	Interior Door, Wood, Solid-Core, Replace	40	24	16	2	EA	\$789.60 \$1,579											\$1,579				\$1,579
C1070 75	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	13	12	2500	SF	\$3.95 \$9,870									\$9,870						\$9,870
C1090 75	Toilet Partitions, Plastic/Laminate, Replace	20	10	10	2	EA	\$846.00 \$1,692								\$1,692							\$1,692
C2010 75	Mall Finishes, any surface, Prep & Paint	10	5	5	5000	SF	\$1.69 \$8,460				\$8,460							\$8,460				\$16,920
C2030 75	511787 Flooring, Luxury Vinyl Tile (LVT), Replace	15	5	10	2800	SF	\$8.46 \$23,688								\$23,688							\$23,688
C2050 75	Ceiling Finishes, any flat surface, Prep & Paint	10	4	6	800	SF	\$2.26 \$1,805					\$1,805						\$1,805				\$3,610
D2010 75	Urinal, Standard, Replace	30	16	14	3	EA	\$1,240.80 \$3,722										\$3,72	2				\$3,722
D2010 75	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	15	15	3	EA	\$1,353.60 \$4,061											\$4,061				\$4,061
D2010 75	Toilet, Commercial Water Closet, Replace	30	15	15	2	EA	\$1,466.40 \$2,933											\$2,933				\$2,933
D2010 75	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	13	17	4	EA	\$1,692.00 \$6,768											\$6,	768			\$6,768
D3030 75	Heat Pump, Cabinet, Replace	20	5	15	3	EA	\$6,204.00 \$18,612											\$18,612				\$18,612
D5030 75	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	3300	SF	\$2.82 \$9,306														\$9,306	\$9,306
D5030 75	Internet Technology, Equipment, Capacity, Wiring and Wireless, Modernization	15	7	8	3300	SF	\$6.15 \$20,287						\$20,287									\$20,287
D5040 75	511774 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Repla	ce 20	5	15	3300	SF	\$5.08 \$16,751											\$16,751				\$16,751
D6020 75	552204 Low Voltage System, Phone or Data Lines, Replace	20	11	9	3300	SF	\$1.13 \$3,722							\$3,722								\$3,722

Totals, Escalated (3.0% inflation, compounded annually)

BUREAU VERITAS

\$424,877

6/3/2024

Uniformat Code	lD	Cost Description	Lifespan (EUI	_)EAge	RUL	Quanti	tyUnit	Unit Cos	t *Subtot	al 2024	2025	5 2026	202	27 2028	3 2029 2	030 20	031 2	2032 2	033 203	4 2035	2036	2037	2038	2039	2040 7	2041 2042	2043 2044	Deficiency Repair Estimate
D6060	7511769	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	13	7	3300	SF	\$1.8	86 \$6,14	12						\$6,1	142											\$6,142
D7050	7511792	Pire Alarm Panel, Multiplex, Replace	15	6	9	1	EA	\$4,512.0	00 \$4,51	2								\$4,5	512									\$4,512
D7050	7511778	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	5	15	3300	SF	\$3.3	38 \$11,16	67													\$1	1,167				\$11,167
E2010	7511777	Casework, Cabinetry Economy, Replace	20	7	13	75	LF	\$197.4	40 \$14,80)5												\$14,805						\$14,805
G4050	7511782	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	14	6	7	EA	\$676.8	80 \$4,73	88					\$4,7	738												\$4,738
Totals, Unesca	ated									\$0	0 \$0	\$0	\$	50 \$0	\$8,460 \$15,	172 \$6,1	142 \$20,	,287 \$8,2	234 \$25,380	\$0	\$61,984	\$14,805	\$3,722 \$9	9,208 \$12	,013 \$6	,768 \$3,384	\$0 \$9,306	\$294,865
Totals, Escalat	ed (3.0%	inflation, compounded annually)								\$0	0 \$0	\$0	\$	50 \$0	\$9,807 \$18,	116 \$7,5	554 \$25,	,699 \$10,7	744 \$34,109	\$0	\$88,374	\$21,742	\$5,630 \$15	4,562 \$19	,278 \$11	,186 \$5,761	\$0 \$16,808	\$429,370

Pacific Elementary School / Building K **Uniformat CodeID** Unit Cost *Subtotal 2024 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043 2044Deficiency Repair Estimate **Cost Description** B2010 7511833 Exterior Walls, Insulated Finishing System (EIFS), Prep & Fog Coat or Paint 1800 \$5.08 \$9,137 \$9,137 \$9,137 \$18,274 SF B2020 7511807 Glazing, any type by SF, Replace 30 15 15 700 \$62.04 \$43,428 \$43,428 \$43,428 B2050 7511801 Exterior Door, Steel, Standard, Replace 40 20 20 EΑ \$676.80 \$4,061 \$4,061 \$4,061 B3010 7511818 Roofing, Built-Up, Replace 25 13 12 3500 SF \$15.79 \$55,272 \$55,272 \$55,272 C1030 7511824 Interior Door, Wood, Solid-Core, Replace 40 24 16 \$789.60 \$1,579 \$1,579 \$1,579 2 7511802 Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace C1070 25 13 12 2600 SF \$3.95 \$10,265 \$10,265 \$10,265 \$10,829 C2010 10 6400 SF \$1.69 \$10,829 \$10,829 \$21,658 7511829 Wall Finishes, any surface, Prep & Paint 5 5 7511816 Flooring, Luxury Vinyl Tile (LVT), Replace SF \$8.46 \$29,610 \$29,610 C2030 15 10 3500 \$29,610 5 7511828 Ceiling Finishes, any flat surface, Prep & Paint 600 SF \$1,354 C2050 10 \$2.26 \$1,354 \$1,354 \$2,707 \$1,353.60 \$4,061 \$4,061 D2010 7511805 Sink/Lavatory, Vanity Top, Stainless Steel, Replace 30 15 15 EΑ \$4,061 D3030 20 15 \$6,204.00 \$18,612 \$18,612 \$18,612 7511831 Heat Pump, Cabinet, Replace 5 D5030 7511832 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace 40 20 20 3200 SF \$9,024 \$9,024 \$2.82 \$9,024 7511823 Internet Technology, Equipment, Capacity, Wiring and Wireless, Modernization 15 3400 SF \$6.15 \$20,902 \$20,902 D5030 6 \$20,902 \$16,243 D5040 7511804 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace 20 15 3200 SF \$5.08 \$16,243 \$16,243 5 20 \$5,956 D6060 7511817 Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace 13 3200 SF \$1.86 \$5,956 \$5,956 20 3200 SF \$3.38 \$10,829 \$10,829 \$10,829 D7050 7511815 Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install 15 E2010 7511806 Casework, Cabinetry Economy, Replace 20 8 12 75 LF \$197.40 \$14,805 \$14,805 \$14,805 G4050 20 13 7 7 EΑ \$676.80 \$4,738 \$4,738 \$4,738 7511822 Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace \$0 \$10,829 \$10,490 \$10,693 \$0 \$20,902 \$29,610 \$0 \$80,342 \$0 \$0 \$104,002 \$12,070 \$0 \$13,085 \$292,022 Totals, Unescalated

\$0

\$0

\$0

\$0 \$12,554 \$12,526 \$13,152

\$0 \$27,272 \$39,793

\$0

\$0 \$162,031 \$19,368

\$0

\$0 \$23,633

\$0 \$114,548

Pacific Elementary School / Building L Lifespan (EUL)EAge RUL 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 Uniformat CodeID Cost Description QuantityUnit Unit Cost *Subtotal 2024 2041 2042 2043 2044Deficiency Repair Estimate B2010 7542486 Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint 10 5200 SF \$3.38 \$17,597 \$17,597 \$17,597 \$35,194 B2020 7542481 Window, Vinyl-Clad Double-Glazed, up to 15 SF, Replace 30 14 40 EΑ \$676.80 \$27,072 \$27,072 \$27,072 B2050 7542460 Exterior Door, Steel, Standard, Replace 40 26 14 5 EΑ \$676.80 \$3,384 \$3,384 \$3,384 3500 SF \$15.79 \$55,272 \$55,272 \$55,272 B3010 7542461 Roofing, Built-Up, Replace 25 15 10 \$2,707 C1030 20 12 EΑ \$451.20 \$2,707 \$2,707 7542462 Interior Door, Wood, Hollow-Core Residential, Replace 6 EΑ C1030 7542456 Interior Door, Wood, Solid-Core Decorative High-End, Replace 40 26 14 8 \$1,692.00 \$13,536 \$13,536 \$13,536 C1030 7542465 Door Hardware, School, per Door, Replace 30 16 14 19 EΑ \$451.20 \$8,573 \$8,573 \$8,573 C1070 7542470 Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace 25 13 12 3500 SF \$3.95 \$13,818 \$13,818 \$13,818 C2010 10 5200 \$8,798 \$8,798 \$17,597 7542489 Wall Finishes, any surface, Prep & Paint 6 \$1.69 \$8,798 300 SF \$2,369 C2030 15 \$7.90 \$2,369 \$2,369 7542468 Flooring, Vinyl Sheeting, Replace 9 6 C2030 7542477 Flooring, Vinyl Tile (VCT), Replace SF \$8.46 \$22,842 \$45,684 C2030 7542478 Flooring, Carpet, Commercial Standard, Replace 6 2700 \$22,842 \$22,842 7542463 Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace D2010 3500 SF \$5.64 \$19,740 \$19,740 \$19,740 D2010 7542464 Drinking Fountain, Wall-Mounted, Bi-Level, Replace 15 EA \$1,692.00 \$1,692 \$1,692 \$1,692 D2010 30 2 EA \$1,692.00 \$3,384 \$3,384 \$3,384 7542480 Sink/Lavatory, Wall-Hung, Vitreous China, Replace 16 14 D2010 \$2,933 \$2,933 7542482 Toilet, Commercial Water Closet, Replace 30 16 14 2 EA \$1,466.40 \$2,933 D2010 \$5,414 \$5,414 7542485 Sink/Lavatory, Vanity Top, Stainless Steel, Replace 30 16 EA \$1,353.60 \$5,414 D2010 30 \$4,061 7542474 Toilet, Child-Sized, Replace 16 4 EΑ \$1,015.20 \$4,061 \$4,061 D3020 7542459 Furnace, Electric, Replace 20 13 EA \$5,640.00 \$11,280 \$11,280 \$11,280 2 D3030 7542479 Air Conditioner, Window/Thru-Wall, Replace 10 EA \$3,271.20 \$6,542 \$6,542 \$6,542 \$13,085 2 5 5 D3050 7542471 HVAC System, Ductwork, Medium Density, Replace 30 17 13 3500 SF \$4.51 \$15,792 \$15,792 \$15,792 \$2,707 D3060 7542490 Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace 20 12 EA \$1,353.60 \$2,707 \$2,707 2 D5020 7542457 Distribution Panel, 120/208 V, Replace 30 EΑ \$2,256.00 \$2,256 \$2,256 \$2,256 D5030 7542483 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace 40 3500 \$2.82 \$9,870 \$9,870 \$9,870 D5030 7542476 Internet Technology, Equipment, Capacity, Wiring and Wireless, Modernization 15 3500 SF \$6.15 \$21,517 \$21,517 \$21,517 6 9

6/3/2024

Uniformat Cod	delD Cost Description	Lifespan (EU	L)EAge	RUL	Quanti	tyUnit	Unit Co	ost *Su	ıbtotal 2	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044Deficiency	Repair Estimate
D5040	7542472 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	12	8	3500	SF	\$5	5.08 \$1	17,766								\$17	,766													\$17,766
D6020	7542484 Low Voltage System, Phone & Data Lines, Replace	20	11	9	3500	SF	\$	1.69 \$	\$5,922									\$5	5,922												\$5,922
D6060	7542475 Intercom/PA System, Public Address Upgrade, School Stadium, Replace	20	10	10	1	EA	\$5,076	5.00 \$	\$5,076											\$5,076											\$5,076
D7030	7542458 Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	7	8	3500	SF	\$2	2.26 \$	\$7,896								\$7	,896													\$7,896
D7050	7542467 Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	10	10	3500	SF	\$3	3.38 \$1	11,844											\$11,844											\$11,844
E2010	7542466 Casework, Cabinetry, Hardwood Standard, Replace	20	10	10	60	LF	\$338	3.40 \$2	20,304											\$20,304											\$20,304
E2010	7542469 Casework, Countertop, Solid Surface, Replace	40	22	18	60	LF	\$124	4.08 \$	\$7,445																			\$7,445			\$7,445
G4050	7542488 Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	10	10	7	EA	\$676	6.80 \$	\$4,738											\$4,738											\$4,738
Totals, Unesc	alated									\$0	\$0	\$0	\$0	\$26,395	\$6,542	\$25,211	\$2,256 \$33	,332 \$29	9,131	\$97,234	\$0 \$ ⁴	3,818	\$27,072	\$94,752	\$6,542 \$	32,712	\$0	\$7,445	\$0 \$19	9,740	\$422,182
Totals, Escala	ated (3.0% inflation, compounded annually)									\$0	\$0	\$0	\$0	\$29,708	\$7,584	\$30,103	\$2,775 \$42	,224 \$38	8,009 \$	130,674	\$0 \$ ⁴	9,701	\$39,756	\$143,321	\$10,193 \$	52,493	\$0	\$12,674	\$0 \$35	5,653	\$594,868

Lifespan (EUL)EAge RUL QuantityUnit Unit Cost * Subtotal 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043 2044Deficiency Repair Estimate

Pacific Elementary S	chool / Building M
Uniformat CodeID	Cost Description

Uniformat Code	ID Cost Description	Lifespan (EUL	L)EAge	RUL	Quanti	yUnit	Unit C	ost * Subto	tal 2024	2025	2026 2027	7 2028 2029	2030 203	1 2032	2 2033	2034	2035	2036	2037 203	3 2039	2040 2	2041 20	042 2043	2044Deficiency	y Repair Estimate
B2010	7542218 Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	6	4	8500	SF	\$	\$3.38 \$28,7	764			\$28,764							\$28,764						\$57,528
B2010	7542200 Curtain Wall, Aluminum-Framed System, Refinish	10	5	5	650	SF	\$	\$2.26 \$1,4	466			\$1,466								\$1,466					\$2,933
B2050	7542204 Exterior Door, Steel, Standard, Replace	40	28	12	14	EA	\$67	76.80 \$9,4	475								:	\$9,475							\$9,475
B3010	7542230 Roofing, Built-Up, Replace	25	17	8	6600	SF	\$1	15.79 \$104,2	227					\$104,227	,										\$104,227
B3020	7542216 Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	19	1	220	LF	\$1	10.15 \$2,2	233	\$2,233															\$2,233
B3020	7542237 Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	12	8	160	LF	\$1	10.15 \$1,6	624					\$1,624											\$1,624
C1030	7542227 Interior Door, Wood, Solid-Core Decorative High-End, Replace	40	28	12	7	EA	\$1,69	92.00 \$11,8	844								\$	11,844							\$11,844
C1030	7542220 Door Hardware, School, per Door, Replace	30	18	12	2	EA	\$45	51.20 \$9	902									\$902							\$902
C1070	7542231 Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	16	9	6100	SF	\$	\$3.95 \$24,0	083						\$24,083										\$24,083
C2010	7542202 Wall Finishes, Vinyl, Replace	15	7	8	2500	SF		\$2.82 \$7,0	050					\$7,050)										\$7,050
C2010	7542205 Wall Finishes, any surface, Prep & Paint	10	6	4	4750	SF	\$	\$1.69 \$8,0	037			\$8,037							\$8,037						\$16,074
C2030	7542238 Flooring, Vinyl Tile (VCT), Replace	15	8	7	4100	SF	9	\$5.64 \$23, ⁴	124				\$23,124	1											\$23,124
C2030	7542244 Flooring, Vinyl Sheeting, Replace	15	8	7	1750	SF	\$	\$7.90 \$13,8	818				\$13,818	3											\$13,818
C2030	7542234 Flooring, Vinyl Sheeting, Replace	15	5	10	400	SF	\$	\$7.90 \$3, ²	158							\$3,158									\$3,158
C2050	7542239 Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	500	SF		\$2.26 \$1,	128			\$1,128								\$1,128					\$2,256
D1010	7542201 Vertical Lift, Wheelchair, 5' Rise, Renovate	25	5	20	1	EA	\$19,17	76.00 \$19, ⁴	176															619,176	\$19,176
D2010	7542203 Water Heater, Gas, Residential, Replace	15	6	9	1	EA	\$2,14	13.20 \$2,	143						\$2,143										\$2,143
	7542232 Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	20	20	6600			\$5.64 \$37,2																637,224	\$37,224
	7542233 Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	10	5	1	EA		53.60 \$1,3				\$1,354												\$1,354	\$2,707
	7542240 Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	6	9	1	EA		92.00 \$1,6				7 1,22 1			\$1,692									7 .,	\$1,692
	7542223 Toilet, Commercial Water Closet, Replace	30	18	12	1	EA		66.40 \$1,4							V1,002			\$1,466							\$1,466
	7542235 Sink/Lavatory, Commercial Kitchen, 1-Bowl, Replace	30	18	12		EA		04.80 \$1,8										\$1,805							\$1,805
	7542243 Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	18	12		EA		92.00 \$1,6										\$1,692							\$1,692
	7542250 Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	15	15		EA		20.00 \$2,8										p1,032		\$2,820					\$2,820
	7542222 Boiler, Electric, HVAC, Replace	25	25	0	1				957 \$11,957											Ψ2,020					\$11,957
	·			7	'								¢0.400												
	7542248 Wall Heater, Natural Gas, Residential, Replace	20	13	10	2	EA		10.80 \$2,4					\$2,482	2		#5.000									\$2,482
	7542242 Evaporative Cooler, 0.75 to 1 HP, Replace	15	5	10		EA		55.60 \$5,8								\$5,866			22.770						\$5,866
	7542225 HVAC System, Ductwork, Medium Density, Replace	30	17	13	6600			\$4.51 \$29,7										\$2	29,779						\$29,779
	7542229 Exhaust Fan, Centrifugal, 28" Damper, Replace	25	22	3	1	EA		12.00 \$4,5			\$4,512														\$4,512
	7542245 Distribution Panel, 120/208 V, Replace	30	23	7	1	EA	_	88.00 \$6,7					\$6,768												\$6,768
	7542207 Distribution Panel, 120/208 V, Replace	30	23	7	1	EA		56.00 \$2,2					\$2,256	6											\$2,256
	7542208 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	26	14			_	\$2.82 \$18,6											\$18,612						\$18,612
	7542209 Internet Technology, Equipment, Capacity, Wiring and Wireless, Modernization	15	6	9	6600		_	\$6.15 \$40,5							\$40,574										\$40,574
D5040	7542219 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	e 20	12	8	6600	SF		\$5.08 \$33,5	502					\$33,502	2										\$33,502
D6020	7542206 Low Voltage System, Phone & Data Lines, Replace	20	11	9	6600	SF	\$	\$1.69 \$11,	167						\$11,167										\$11,167
D6060	7542247 Intercom/PA System, Public Address Upgrade, School Stadium, Replace	20	11	9	1	EA	\$5,07	76.00 \$5,0	076						\$5,076										\$5,076
D7030	7542228 Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	8	7	6600	SF		\$2.26 \$14,8	890				\$14,890)											\$14,890
D7050	7542246 Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	12	8	6600	SF		\$3.38 \$22,3	334					\$22,334	l										\$22,334
E1030	7542215 Foodservice Equipment, Convection Oven, Double, Replace	10	5	5	1	EA	\$9,33	39.84 \$9,3	340			\$9,340								\$9,340					\$18,680
E1030	7542211 Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	8	7	1	EA	\$6,42	29.60 \$6,4	430				\$6,430)											\$6,430
E1030	7542224 Foodservice Equipment, Exhaust Hood, 3 to 6 LF, Replace	15	8	7	1	EA	\$3,72	22.40 \$3,7	722				\$3,722	2											\$3,722
E1030	7542249 Foodservice Equipment, Freezer, 1-Door Reach-In, Replace	15	8	7	1	EA	\$3,49	96.80 \$3,4	497				\$3,497	7											\$3,497
E1030	7542221 Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	7	8	1	EA	\$5,30	01.60 \$5,3	302					\$5,302	2										\$5,302
E1030	7542210 Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	7	8	1	EA	\$3,04	15.60 \$3,0	046					\$3,046	3										\$3,046
E1030	7542214 Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	7	8	1	EA	\$5,18	38.80 \$5, ²	189					\$5,189)										\$5,189

Totals, Escalated (3.0% inflation, compounded annually)

B U R E A U VERITAS

\$744,822

6/3/2024

Uniformat Cod	deID	Cost Description	Lifespan (EUI	L)EAge	RUL	Quanti	yUnit	Unit Cost *	* Subtota	l 2024	2025	5 202	6 2027 202	8 2029	2030	2031	2032	2033	2034	2035 20	36 2037 20	38 2039	2040	2041	2042	2043	2044Deficien	ncy Repair Estimate
E1040	7542212	2 Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	5	5	1	EA	\$1,692.00	\$1,69	92				\$1,692								\$1,692						\$3,384
E1060	7542241	1 Residential Appliances, Clothes Dryer, Replace	15	10	5	1	EA	\$733.20	\$73	33				\$733													\$733	\$1,466
E1060	7542217	7 Residential Appliances, Washer, Replace	15	9	6	1	EA	\$958.80	\$95	59					\$959													\$959
E1070	7542236	6 Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	8	7	450	SF	\$16.92	2 \$7,61	14					\$7	7,614												\$7,614
G4050	7542226	6 Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	11	9	7	EA	\$676.80	\$4,73	38								\$4,738										\$4,738
Totals, Unesc	alated									\$11,95	7 \$2,233	\$	\$4,512 \$36,80	1 \$15,713	\$959 \$84	1,600 \$1	182,274	\$89,473	\$9,024	\$0 \$27,18	\$5 \$29,779 \$55,4	13 \$16,446	\$0	\$0	\$0	\$0	\$58,487	\$624,856
Totals, Escala	ated (3.0%	inflation, compounded annually)								\$11,95	7 \$2,300	\$	94,930 \$41,42	0 \$18,216	\$1,145 \$104	1,047 \$2	230,899 \$	116,742	\$12,128	\$0 \$38,75	9 \$43,732 \$83,81	17 \$25,623	\$0	\$0	\$0	\$0 \$	\$105,634	\$841,348

Jniformat Co	odelD Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cos	*Subtotal 2024	2025	2026	2027	2028	2029 20	30 203	1 203	32 2033 2034 20	035 2030	6 203	7 2038	2039	2040	2041	2042	2043	2044Deficiency Repair Estin
B2010	7542155 Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	6	4	7500	SF	\$3.3	8 \$25,380			\$2	5,380							\$25,380						\$50,
B2020	7542151 Window, Aluminum Double-Glazed, up to 15 SF, Replace	30	20	10	36	EA	\$733.2	0 \$26,395								\$26,395									\$26,
B2050	7542157 Exterior Door, Fiberglass, Replace	25	18	7	4	EA	\$846.0	0 \$3,384						\$3,384	4										\$3,
B2050	7542154 Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	23	7	4	EA	\$1,466.4	0 \$5,866						\$5,860	6										\$5,
B3010	7542147 Roofing, Clay/Concrete Tile, Replace	50	33	17	5600	SF	\$19.1	8 \$107,386													\$10	07,386			\$107,
B3020	7542162 Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	12	8	140	LF	\$10.1	5 \$1,421							\$1,42	1									\$1,
C1030	7542165 Interior Door, Wood, Solid-Core Decorative High-End, Replace	40	24	16	6	EA	\$1,692.0	0 \$10,152												\$1	10,152				\$10,
C1030	7542156 Interior Door, Steel, Fire-Rated at 90 Minutes or Over, Replace	40	24	16	4	EA	\$1,071.6	0 \$4,286												\$	\$4,286				\$4,
C1030	7542130 Interior Door, Wood, Solid-Core Decorative High-End, Replace	40	24	16	7	EA	\$1,692.0	0 \$11,844												\$1	11,844				\$11,
C1030	7542163 Door Hardware, School, per Door, Replace	30	18	12	25	EA	\$451.2	0 \$11,280									\$11,280)							\$11,
C1070	7542138 Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	17	8	3100	SF	\$3.9	5 \$12,239							\$12,23	9									\$12,
C2010	7542152 Wall Finishes, Vinyl, Replace	15	8	7	3500	SF	\$2.8	2 \$9,870						\$9,87	0										\$9,
C2010	7542136 Wall Finishes, any surface, Prep & Paint	10	5	5	2900	SF	\$1.6	9 \$4,907					\$4,907							\$4,907					\$9,
C2030	7542149 Flooring, Vinyl Tile (VCT), Replace	15	7	8	1350	SF	\$5.6	4 \$7,614							\$7,61	4									\$7,
C2030	7542150 Flooring, Vinyl Sheeting, Replace	15	6	9	2200	SF	\$7.9	0 \$17,371								\$17,371									\$17,
C2030	7542134 Flooring, Carpet, Commercial Standard, Replace	10	6	4	2000	SF	\$8.4	6 \$16,920			\$1	6,920							\$16,920						\$33,
C2050	7542160 Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	2200	SF	\$2.2	6 \$4,963			\$	4,963							\$4,963						\$9,
D2010	7542137 Toilet, Commercial Water Closet, Replace	30	18	12	1	EA	\$1,466.4	0 \$1,466									\$1,466	6							\$1,
D2010	7542159 Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	18	12	1	EA	\$1,692.0	0 \$1,692									\$1,692	2							\$1,
D2010	7542131 Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	18	12	1	EA	\$1,353.6	0 \$1,354									\$1,354	1							\$1,
D3020	7542148 Furnace, Electric, Replace	20	5	15	3	EA	\$6,429.6	0 \$19,289												\$19,289					\$19,
D3030	7542143 Air Conditioner, Window/Thru-Wall, Replace	10	5	5	2	EA	\$2,481.6	0 \$4,963					\$4,963							\$4,963					\$9,
D3030	7542145 Split System, Condensing Unit/Heat Pump, Replace	15	2	13	3	EA	\$5,865.6	0 \$17,597										\$17,597	7						\$17,
D5020	7542140 Distribution Panel, 120/208 V, Replace	30	24	6	1	EA	\$2,256.0	0 \$2,256					\$2,25	56											\$2,
D5030	7542153 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	24	16	5500	SF	\$2.8	2 \$15,510												\$1	15,510				\$15,
D5030	7542142 Internet Technology, Equipment, Capacity, Wiring and Wireless, Modernization	15	6	9	5500	SF	\$6.1	5 \$33,812								\$33,812									\$33,
D5040	7542141 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	5500	SF	\$5.0	8 \$27,918								\$27,918									\$27,
D6020	7542135 Low Voltage System, Phone & Data Lines, Replace	20	11	9	5500	SF	\$1.6	9 \$9,306								\$9,306									\$9,
D6060	7542146 Intercom/PA System, Public Address Upgrade, School Stadium, Replace	20	10	10	1	EA	\$5,076.0	0 \$5,076								\$5,076									\$5,
07050	7542133 Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	12	8	5500	SF	\$3.3	8 \$18,612							\$18,61	2									\$18,
E2010	7542139 Casework, Cabinetry, Hardwood Standard, Replace	20	12	8	46	LF	-	0 \$15,566							\$15,56	6									\$15,
E2010	7542164 Casework, Countertop, Solid Surface, Replace	40	24	16	46	LF	\$124.0	8 \$5,708												\$	\$5,708				\$5
G4050	7542132 Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	12	8	7	EA	-	0 \$4,738							\$4,73	8									\$4,

Pacific Elem	entary Sch	ool / Building O																										
Uniformat Co	delD	Cost Description	Lifespan (EU	L)EAge	RUL	Quantity	yUnit	Unit Cost	t *Subtotal	2024 2025 202	6 2027	2028	2029	2030	2031	2032	2033	2034	2035 20	36 20	37 20	38 20	39 204	10 204	1 20	042 20	043 20	044Deficiency Repair Estim
B2010	7542083	3 Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	8	2	3200	SF	\$3.3	88 \$10,829	\$10,829									\$10,82	29								\$21,6
B2020	754209	1 Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	28	2	4	EA	\$1,071.6	50 \$4,286	\$4,286	3																	\$4,2
B2050	754209	7 Exterior Door, Steel, Standard, Replace	40	38	2	2	EA	\$676.8	\$1,354	\$1,354																		\$1,3
B3010	7542086	Roofing, Built-Up, Replace	25	23	2	2100	SF	\$15.7	9 \$33,163	\$33,163	3																	\$33,1
B3020	7542100	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	18	2	100	LF	\$33.8	\$3,384	\$3,384	ı																	\$3,3
C1030	7542089	9 Interior Door, Wood, Hollow-Core Residential, Replace	20	16	4	1	EA	\$451.2	9451			\$451																\$4
C1030	7542099	9 Door Hardware, School, per Door, Replace	30	26	4	3	EA	\$451.2	10 \$1,354			\$1,354																\$1,3
C1070	754208	7 Suspended Ceilings, Acoustical Tile (ACT), Replace	25	20	5	2100	SF	\$3.9	5 \$8,291				\$8,291															\$8,2
C2010	754210	1 Wall Finishes, Vinyl, Replace	15	9	6	3100	SF	\$2.8	\$8,742					\$8,742														\$8,7
C2030	7542080	0 Flooring, Carpet, Commercial Standard, Replace	10	8	2	2100	SF	\$8.4	6 \$17,766	\$17,766	3								\$17,76	66								\$35,5

\$0 \$0 \$0 \$0 \$53,195 \$11,442 \$2,694 \$23,515 \$76,247 \$78,924 \$79,814 \$0 \$22,516 \$25,841 \$71,490 \$45,428 \$76,224 \$177,492 \$0 \$0 \$0

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6/3/2024

Uniformat Co	odeID Cost Description	Lifespan (EUL	.)EAge	RUL	Quantity	yUnit	Unit Cost *Subtotal 2	024	2025 2026 2	027 2028	2029	2030	2031	2032	2033	2034	2035 2036	2037	2038	2039	2040 204	1 2042	2 2043	3 204	14Deficiency Repair Estimate
D2010	7542084 Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	24	6	2	EA	\$1,353.60 \$2,707					\$2,707													\$2,707
D3030	7542093 Heat Pump, Packaged & Wall-Mounted, Replace	20	2	18	2	EA	\$6,204.00 \$12,408															\$12,408	3		\$12,408
D3050	7542103 HVAC System, Ductwork, Low Density, Replace	30	24	6	2100	SF	\$2.26 \$4,738					\$4,738													\$4,738
D5020	7542102 Distribution Panel, 120/240 V, Residential Style, Replace	30	26	4	1	EA	\$1,240.80 \$1,241			\$1,241															\$1,241
D5030	7542098 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	35	5	2100	SF	\$2.82 \$5,922				\$5,922														\$5,922
D5030	7542094 Internet Technology, Equipment, Capacity, Wiring and Wireless, Modernization	15	9	6	2100	SF	\$6.15 \$12,910					\$12,910													\$12,910
D5040	7542081 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	e 20	17	3	2100	SF	\$5.08 \$10,660		\$10,	660															\$10,660
D6060	7542088 Intercom/PA System, Public Address Upgrade, School Stadium, Replace	20	17	3	1	EA	\$5,076.00 \$5,076		\$5,	076															\$5,076
D7050	7542095 Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	12	8	2100	SF	\$3.38 \$7,106						\$	57,106											\$7,106
E2010	7542082 Casework, Cabinetry, Hardwood Standard, Replace	20	18	2	28	LF	\$338.40 \$9,475		\$9,475																\$9,475
E2010	7542090 Casework, Countertop, Solid Surface, Replace	40	38	2	28	LF	\$124.08 \$3,474		\$3,474																\$3,474
G4050	7542085 Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	18	2	5	EA	\$902.40 \$4,512		\$4,512																\$4,512
Totals, Unesc	scalated							\$0	\$0 \$88,243 \$15,	736 \$3,046	\$14,213	\$29,097	\$0 \$	7,106	\$0	\$0	\$0 \$28,595	\$0	\$0	\$0	\$0 \$0	0 \$12,408	3 \$0	\$(0 \$198,443
Totals, Escal	alated (3.0% inflation, compounded annually)							\$0	\$0 \$93,617 \$17,	195 \$3,428	\$16,477	\$34,743	\$0 \$	9,002	\$0	\$0	\$0 \$40,769	\$0	\$0	\$0	\$0 \$0	0 \$21,124	\$0	\$(0 \$236,355

Pacific Elementary S	chool / Building P
Uniformat CodeID	Cost Description

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	/Unit	Unit Co	st *Subtotal 202	4 20	25 2	2026	2027 2028	2029	2030	2031	2032 2033 2034	2035	2036	2037 203	38 2039	2040	2041 2042 2	2043	2044Deficiency Re	∍pair Estimate
B2010	7542178	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	6	4	3400	SF	\$3.	.38 \$11,506				\$11,506							\$11,50	6					\$23,011
B2020	7542192	Window, Vinyl-Clad Double-Glazed, up to 15 SF, Replace	30	20	10	17	EA	\$676.	.80 \$11,506								\$11,506									\$11,506
B2020	7542186	Storefront, Glazing & Framing, Replace	30	18	12	60	SF	\$62.	.04 \$3,722										\$3,722							\$3,722
B2050	7542168	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	20	10	3	EA	\$1,466.	.40 \$4,399								\$4,399									\$4,399
B2050	7542175	Exterior Door, Steel, Standard, Replace	40	30	10	1	EA	\$676.	.80 \$677								\$677									\$677
B3010	7542172	Roofing, Clay/Concrete Tile, Replace	50	32	18	2650	SF	\$19.	.18 \$50,816														\$50,816			\$50,816
B3020	7542197	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	10	10	55	LF	\$10.	.15 \$558								\$558									\$558
C1030	7542194	Interior Door, Wood, Solid-Core Decorative High-End, Replace	40	28	12	3	EA	\$1,692.	.00 \$5,076										\$5,076							\$5,076
C1030	7542195	Door Hardware, School, per Door, Replace	30	18	12	7	EA	\$451.	.20 \$3,158										\$3,158							\$3,158
C2010	7542179	Wall Finishes, Ceramic Tile, Replace	40	25	15	160	SF	\$20.	.30 \$3,249												\$3,249					\$3,249
C2010	7542188	Wall Finishes, any surface, Prep & Paint	10	6	4	3100	SF	\$1.	.69 \$5,245				\$5,245							\$5,24	5					\$10,490
C2030	7542183	Flooring, Ceramic Tile, Replace	40	28	12	90	SF	\$20.	.30 \$1,827										\$1,827							\$1,827
C2030	7542189	Flooring, Carpet, Commercial Standard, Replace	10	6	4	2400	SF	\$8.	.46 \$20,304				\$20,304							\$20,30	4					\$40,608
C2050	7542185	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	2555	SF	\$2.	.26 \$5,764				\$5,764							\$5,76	4					\$11,528
D2010	7542187	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	10	5	1	EA	\$1,353.	.60 \$1,354					\$1,354										\$	51,354	\$2,707
D2010	7542199	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	20	10	1	EA	\$1,240.	.80 \$1,241								\$1,241									\$1,241
D2010	7542170	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	18	12	1	EA	\$1,692.	.00 \$1,692										\$1,692							\$1,692
D2010	7542198	Toilet, Commercial Water Closet, Replace	30	18	12	1	EA	\$1,466.	.40 \$1,466										\$1,466							\$1,466
D3020	7542171	Furnace, Electric, Replace	20	2	18	2	EA	\$6,429.	.60 \$12,859														\$12,859			\$12,859
D3030	7542176	Split System, Condensing Unit/Heat Pump, Replace	15	2	13	2	EA	\$5,865.	.60 \$11,731											\$11,731						\$11,731
D5020	7542193	Distribution Panel, 120/240 V, Residential Style, Replace	30	23	7	1	EA	\$1,240.	.80 \$1,241							\$1,241										\$1,241
D5030	7542196	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	24	16	2555	SF	\$2.	.82 \$7,205													\$7,205				\$7,205
D5030	7542191	Internet Technology, Equipment, Capacity, Wiring and Wireless, Modernization	15	8	7	2555	SF	\$6.	.15 \$15,707							\$15,707										\$15,707
D5040	7542167	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	ce 20	11	9	2555	SF	\$5.	.08 \$12,969								\$12,969									\$12,969
D6060	7542181	Intercom/PA System, Public Address Upgrade, School Stadium, Replace	20	12	8	1	EA	\$5,076.	.00 \$5,076								\$5,076									\$5,076
D7030	7542180	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	8	7	2555	SF	\$2.	.26 \$5,764							\$5,764										\$5,764
D7050	7542174	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	12	8	2555	SF	\$3.	.38 \$8,646								\$8,646									\$8,646
E1060	7542190	Residential Fixtures, Ceiling Fan, Replace	15	8	7	4	EA	\$394.	.80 \$1,579							\$1,579										\$1,579
E2010	7542166	Casework, Cabinetry, Hardwood Standard, Replace	20	12	8	36	LF	\$338.	.40 \$12,182								\$12,182									\$12,182
E2010	7542184	Casework, Countertop, Solid Surface, Replace	40	25	15	36	LF	\$124.	.08 \$4,467												\$4,467					\$4,467
G4050	7542177	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	12	8	7	EA	\$676.	.80 \$4,738								\$4,738									\$4,738
Totals, Unescala	ated							·		\$0	\$0	\$0	\$0 \$42,819	\$1,354	\$0	\$24,291	\$30,642 \$12,969 \$18,381	\$0	\$16,943	\$11,731 \$42,81	9 \$7,716	\$7,205	\$0 \$63,676	\$0 \$	51,354	\$281,898
Totals, Escalate	ed (3.0% i	nflation, compounded annually)								\$0	\$0	\$0	\$0 \$48,193	\$1,569	\$0	\$29.875	\$38,817 \$16,922 \$24,702	\$0	\$24,156	\$17,228 \$64,76	7 \$12.021	\$11,562	\$0 \$108,403	\$0 \$	52,445	\$400,660

Pacific Elementary School / Modular N

Uniformat (odeID Cost Description	Lifespan (EUI	L)EAge	RUL	Quantity	Unit	Unit Cost *Subtotal 2024	2025	2020	6 2027	2028	8 2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044Deficiency Repair Estimate
B2010	7542126 Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	7	3	3200	SF	\$3.38 \$10,829			\$10,829									\$	10,829							\$21,658
B2020	7542106 Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	28	2	4	EA	\$1,071.60 \$4,286		\$4,286	6																	\$4,286
B2050	7542117 Exterior Door, Steel, Standard, Replace	40	24	16	2	EA	\$676.80 \$1,354																\$1,354				\$1,354
B3010	7542127 Roofing, Built-Up, Replace	25	23	2	2100	SF	\$15.79 \$33,163		\$33,163	3																	\$33,163
B3020	7542129 Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	19	1	140	LF	\$10.15 \$1,421	\$1,421																			\$1,421

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Uniformat Codel	ID Cost Description	Lifespan (EU	JL)EAge	RUL	Quantity	Unit	Unit Cos	st *Subt	total 2024	2025 2026 20	27 20	28 2029	2030	2031	1 2032 2033 2034	2035 20	36 2037	2038 2039 2040	2041 2042	2043	2044Defici	ency Repair Estimate
B3020	7542122 Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	12	8	60	LF	\$10.	15 \$	609						\$609							\$609
C1030	7542115 Interior Door, Wood, Hollow-Core Residential, Replace	20	8	12	1	EA	\$451.	20 \$	\$451							\$45	1					\$45
C1030	7542114 Door Hardware, School, per Door, Replace	30	24	6	3	EA	\$451.	20 \$1,	,354				\$1,354									\$1,354
C1070	7542124 Suspended Ceilings, Acoustical Tile (ACT), Replace	25	13	12	2100	SF	\$3.	95 \$8,	,291							\$8,29	1					\$8,29
C2010	7542112 Wall Finishes, Vinyl, Replace	15	7	8	2900	SF	\$2.	82 \$8,	,178						\$8,178							\$8,178
C2030	7542108 Flooring, Carpet, Commercial Standard, Replace	10	5	5	2100	SF	\$8.	46 \$17,	,766			\$17,766						\$17,766				\$35,532
D2010	7542105 Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	24	6	2	EA	\$1,353.	60 \$2,	,707				\$2,707									\$2,707
D3030	7542113 Heat Pump, Packaged & Wall-Mounted, Replace	20	2	18	2	EA	\$6,204.	00 \$12,	,408										\$12,408			\$12,408
D3050	7542104 HVAC System, Ductwork, Low Density, Replace	30	24	6	2100	SF	\$2.	26 \$4,	,738				\$4,738									\$4,738
D5020	7542121 Distribution Panel, 120/240 V, Residential Style, Replace	30	24	6	1	EA	\$1,240.	80 \$1,	,241				\$1,241									\$1,241
D5030	7542118 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Repl.	ce 40	24	16	2100	SF	\$2.	82 \$5,	,922									\$5,922				\$5,922
D5030	7542125 Internet Technology, Equipment, Capacity, Wiring and Wireless, Modernization	15	6	9	2100	SF	\$6.	15 \$12,	,910						\$12,910							\$12,910
D5040	7542123 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Re	olace 20	10	10	2100	SF	\$5.	08 \$10,	,660						\$10,660							\$10,660
D6020	7542128 Low Voltage System, Phone or Data Lines, Replace	20	11	9	2100	SF	\$1.	13 \$2,	,369						\$2,369							\$2,369
D6060	7542110 Intercom/PA System, Public Address Upgrade, School Stadium, Replace	20	12	8	1	EA	\$5,076.	00 \$5,	,076						\$5,076							\$5,076
D7030	7542116 Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	6	9	2100	SF	\$2.	26 \$4,	,738						\$4,738							\$4,738
D7050	7542109 Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Insta	20	12	8	2100	SF	\$3.	38 \$7,	,106						\$7,106							\$7,106
E2010	7542111 Casework, Cabinetry, Hardwood Standard, Replace	20	18	2	28	LF	\$338.	40 \$9,	,475	\$9,475												\$9,475
E2010	7542107 Casework, Countertop, Solid Surface, Replace	40	38	2	28	LF	\$124.	08 \$3,	,474	\$3,474												\$3,474
G4050	7542120 Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	12	8	5	EA	\$451.	20 \$2,	,256						\$2,256							\$2,256
Totals, Unescala	ated									\$0 \$1,421 \$50,399 \$10,83	29 \$	0 \$17,766	\$10,039	\$0	\$23,226 \$20,016 \$10,660	\$0 \$8,74	2 \$10,829	\$0 \$17,766 \$7,276	\$0 \$12,408	\$0	\$0	\$201,376
Totals, Escalate	ed (3.0% inflation, compounded annually)									\$0 \$1,464 \$53,468 \$11,83	33 \$	0 \$20,596	\$11,987	\$0	\$29,421 \$26,117 \$14,326	\$0 \$12,46	4 \$15,902	\$0 \$27,679 \$11,675	\$0 \$21,124	\$0	\$0	\$258,056

Uniformat CodeID	Cost Description	Lifespan (EUL	L)EAge	RUL	Quantit	yUnit	Unit Cost	*Subtotal 2024	2025 2026	2027 2028	2029 203	0 2031	2032 203	3 2034 20	035 2036	2037 2038 2	039 2040	2041 2	2042 2043	2044Deficien	cy Repair Estimate
B2010 754	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	6	4	5200	SF	\$3.38	3 \$17,597		\$17,597						\$17,597					\$35,194
B2020 754	Window, Aluminum Double-Glazed, up to 15 SF, Replace	30	16	14	44	EA	\$733.20	\$32,261								\$32,261					\$32,261
B2050 754	Exterior Door, Steel, Standard, Replace	40	26	14	12	EA	\$676.80	\$8,122								\$8,122					\$8,122
B3010 754	Roofing, Built-Up, Replace	25	15	10	3500	SF	\$15.79	\$55,272						\$55,272							\$55,272
C1030 754	12518 Interior Door, Wood, Hollow-Core Residential, Replace	20	11	9	6	EA	\$451.20	\$2,707					\$2,707	7							\$2,707
C1030 754	Interior Door, Wood, Solid-Core Decorative High-End, Replace	40	27	13	8	EA	\$1,692.00	\$13,536								\$13,536					\$13,536
C1030 754	Door Hardware, School, per Door, Replace	30	16	14	26	EA	\$451.20	\$11,731								\$11,731					\$11,731
C2010 754	42496 Wall Finishes, any surface, Prep & Paint	10	6	4	5200	SF	\$1.69	\$8,798		\$8,798						\$8,798					\$17,597
C2030 754	Flooring, Vinyl Sheeting, Replace	15	9	6	220	SF	\$7.90	\$1,737			\$1,737	7									\$1,737
C2030 754	42506 Flooring, Vinyl Tile (VCT), Replace	15	8	7	500	SF	\$5.64	\$2,820				\$2,820									\$2,820
C2030 754	Flooring, Carpet, Commercial Standard, Replace	10	4	6	2700	SF	\$8.46	\$22,842			\$22,842	2					\$22,842				\$45,684
C2050 754	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	3400	SF	\$2.26	\$7,670		\$7,670						\$7,670					\$15,341
D2010 754	42519 Water Heater, Electric, Residential, Replace	15	9	6	1	EA	\$620.40	\$620			\$620	D									\$620
D2010 754	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	20	20	3500	SF	\$5.64	\$19,740											\$19	9,740	\$19,740
D2010 754	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	10	5	1	EA	\$1,353.60	\$1,354			\$1,354								\$	1,354	\$2,707
D2010 754	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	16	14	8	EA	\$1,240.80	\$9,926								\$9,926					\$9,926
D2010 754	12514 Sink/Lavatory, Service Sink, Floor, Replace	35	21	14	1	EA	\$902.40	\$902								\$902					\$902
D2010 754	12516 Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	16	14	2	EA	\$1,692.00	\$3,384								\$3,384					\$3,384
D2010 754	12502 Toilet, Commercial Water Closet, Replace	30	16	14	8	EA	\$1,466.40	\$11,731								\$11,731					\$11,731
D3020 754	42511 Furnace, Gas, Replace	20	8	12	4	EA	\$4,737.60	\$18,950							\$18,950						\$18,950
D3030 754	42520 Air Conditioner, Window/Thru-Wall, Replace	10	5	5	2	EA	\$3,271.20	\$6,542			\$6,542					\$6,	542				\$13,085
D3050 754	HVAC System, Ductwork, Medium Density, Replace	30	16	14	3500	SF	\$4.51	\$15,792								\$15,792					\$15,792
D3060 754	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	13	7	8	EA	\$1,353.60	\$10,829				\$10,829									\$10,829
D5020 754	12509 Distribution Panel, 120/208 V, Replace	30	23	7	1	EA	\$2,256.00	\$2,256				\$2,256									\$2,256
D5030 754	42491 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	24	16	3500	SF	\$2.82	\$9,870									\$9,870				\$9,870
D5030 754	Internet Technology, Equipment, Capacity, Wiring and Wireless, Modernization	15	6	9	3500	SF	\$6.15	\$21,517					\$21,517	7							\$21,517
D5040 754	12497 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	3500	SF	\$5.08	3 \$17,766						\$17,766							\$17,766
D6020 754	Low Voltage System, Phone & Data Lines, Replace	20	11	9	3500	SF	\$1.69	\$5,922					\$5,922	2							\$5,922
D6060 754	12492 Intercom/PA System, Public Address Upgrade, School Stadium, Replace	20	10	10	1	EA	\$5,076.00	\$5,076						\$5,076							\$5,076
D7050 754	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	10	10	3500	SF	\$3.38	3 \$11,844						\$11,844							\$11,844
E2010 754	42512 Casework, Cabinetry, Hardwood Standard, Replace	20	10	10	60	LF	\$338.40	\$20,304						\$20,304							\$20,304
E2010 754	42522 Casework, Countertop, Solid Surface, Replace	40	22	18	60	LF	\$124.08	3 \$7,445										\$7,4	445		\$7,445
G4050 754	42515 Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	10	10	7	EA	\$676.80	\$4,738						\$4,738							\$4,738

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Uniformat CodeID	Cost Description	Lifespan (EUL)EAge RUL	QuantityUnit	Unit Cost *Subtotal	2024	2025	2026	2027	2028	2029 20	30 2031	2032	2033	2034	2035	2036	2037 2	038 2039	2040	2041	2042	2043	2044Deficien	cy Repair Estimate
Totals, Unescalated					\$0	\$0	\$0	\$0 \$	34,066	\$7,896 \$25,2	00 \$15,905	\$0	\$30,146 \$1	115,000	\$0 \$18	8,950 \$13	536 \$127,9	15 \$6,542	\$32,712	\$0	\$7,445	\$0 \$	21,094	\$456,406
Totals, Escalated (3.	% inflation, compounded annually)				\$0	\$0	\$0	\$0 \$	38,341	\$9,154 \$30,0	90 \$19,561	\$0	\$39,333 \$1	154,550	\$0 \$2	7,019 \$19	878 \$193,4	\$10,193	\$52,493	\$0	\$12,674	\$0 \$	38,097	\$644,866

Uniformat Cod	deID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Init	Unit Cos	t *Subtotal	2024	2025 2026	2027	2028 20	29 203	0 203	1 203	2 20	33 2034	2035	2036	2037	2038	2039 2040	0 2041	2042	2043	2044Deficie	ency Repair Estimat
B2010	7542264	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	7	3	2750	SF	\$3.3	\$9,306			\$9,306									\$9,306							\$18,612
B2020	7542259	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	28	2	6	EA	\$1,071.6	\$6,430		\$6,430																	\$6,430
B2050	7542271	Exterior Door, Steel, Standard, Replace	40	24	16	4	EA	\$676.8	\$2,707														\$2,707					\$2,707
B3010	7542257	Roofing, Built-Up, Replace	25	23	2	2100	SF	\$15.7	79 \$33,163		\$33,163																	\$33,163
C1030	7542270	Door Hardware, School, per Door, Replace	30	18	12	4	EA	\$451.2	20 \$1,805											\$1,805								\$1,80
C1070	7542269	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	13	12	2100	SF	\$3.9	95 \$8,291											\$8,291								\$8,291
C2010	7542261	Wall Finishes, Vinyl, Replace	15	7	8	2900	SF	\$2.8	32 \$8,178							\$8,178	8											\$8,178
C2030	7542256	Flooring, Vinyl Tile (VCT), Replace	15	8	7	300	SF	\$5.6	\$1,692						\$1,692	2												\$1,692
C2030	7542258	Flooring, Carpet, Commercial Standard, Replace	10	8	2	1800	SF	\$8.4	\$15,228		\$15,228									\$15,228								\$30,456
D2010	7542265	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	24	6	2	EA	\$1,353.6	\$2,707					\$2,707	7													\$2,707
D3030	7542251	Heat Pump, Packaged & Wall-Mounted, Replace	20	18	2	2	EA	\$6,204.0	00 \$12,408		\$12,408																	\$12,408
D3050	7542252	HVAC System, Ductwork, Low Density, Replace	30	18	12	2100	SF	\$2.2	26 \$4,738											\$4,738								\$4,738
D5020	7542254	Distribution Panel, 120/240 V, Residential Style, Replace	30	24	6	1	EA	\$1,240.8	30 \$1,241					\$1,241	1													\$1,241
D5030	7542255	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	26	14	2100	SF	\$2.8	32 \$5,922													\$5,922						\$5,922
D5030	7542263	Internet Technology, Equipment, Capacity, Wiring and Wireless, Modernization	15	6	9	2100	SF	\$6.	15 \$12,910								\$12,91	10										\$12,910
D5040	7542253	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	e 20	10	10	2100	SF	\$5.0	\$10,660									\$10,660										\$10,660
D7050	7542266	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	12	8	2100	SF	\$3.3	38 \$7,106							\$7,106	6											\$7,106
E2010	7542267	Casework, Cabinetry, Hardwood Standard, Replace	20	18	2	16	LF	\$338.4	\$5,414		\$5,414																	\$5,414
E2010	7542262	Casework, Countertop, Solid Surface, Replace	40	38	2	16	LF	\$124.0	08 \$1,985		\$1,985																	\$1,98
G4050	7542268	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	12	8	4	EA	\$451.2	20 \$1,805							\$1,805	5											\$1,80
Totals, Unesca	alated									\$0	\$0 \$74,628	\$9,306	\$0	\$3,948	8 \$1,692	2 \$17.089	9 \$12,91	10 \$10,660	\$0	\$30,061	\$9,306	\$5,922	\$0 \$2,707	\$0	\$0	\$0	\$0	\$178,230

Pacific	Elementar	y School /	Modu	ılar	Τ
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Uniformat Co	odeID	Cost Description	Lifespan (EUL	.)EAge	RUL	Quantity	Unit	Unit Co	ost * Su	ubtotal 202	24 2025	2026 202	7 2	028 20	29 20	30 2031	2032	2033	2034	2035 20	36 203	37 2038	2039 20	40 20	041 2042	2 204	3 2044Def	iciency Repair Estimat
B2010	7542374	Exterior Walls, Wood Siding, Replace	30	29	1	160	SF	\$1	11.28	\$1,805	\$1,805																	\$1,80
B2010	7542370	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	5	5	1500	SF	\$	3.38	\$5,076				\$5,07	76								\$5,076					\$10,15
B2020	7542386	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	24	6	2	EA	\$1,07	1.60	\$2,143					\$2,14	3												\$2,14
B2050	7542383	Exterior Door, Steel, Standard, Replace	40	24	16	2	EA	\$67	6.80	\$1,354													\$1,35	54				\$1,354
B3010	7542384	Roofing, Metal, Replace	40	24	16	1100	SF	\$2	9.33 \$3	32,261													\$32,26	31				\$32,26
C1030	7542375	Door Hardware, School, per Door, Replace	30	18	12	2	EA	\$45	51.20	\$902										\$9	02							\$902
C1070	7542381	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	13	12	1100	SF	\$	3.95	\$4,343										\$4,3	13							\$4,343
C2010	7542388	Wall Finishes, Vinyl, Replace	15	7	8	1650	SF	\$	2.82	\$4,653							\$4,653											\$4,653
C2030	7542379	Plooring, Vinyl Tile (VCT), Replace	15	12	3	160	SF	\$	5.64	\$902		\$90	2												\$902			\$1,80
C2030	7542390	Flooring, Carpet, Commercial Standard, Replace	10	8	2	940	SF	\$1	0.58	\$9,941	\$9	9,941								\$9,9	41							\$19,88
D2010	7542377	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	24	6	1	EA	\$1,35	3.60	\$1,354					\$1,35	54												\$1,354
D3030	7542372	Heat Pump, Packaged & Wall-Mounted, Replace	20	18	2	1	EA	\$12,40	8.00 \$1	12,408	\$12	2,408																\$12,408
D3050	7542387	HVAC System, Ductwork, Low Density, Replace	30	18	12	1100	SF	\$	2.26	\$2,482										\$2,4	32							\$2,482
D5020	7542389	Distribution Panel, 120/240 V, Residential Style, Replace	30	24	6	1	EA	\$1,24	0.80	\$1,241					\$1,24	1												\$1,24
D5030	7542378	B Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	26	14	1100	SF	\$	2.82	\$3,102												\$3,102						\$3,102
D5030	7542371	Internet Technology, Equipment, Capacity, Wiring and Wireless, Modernization	15	6	9	1100	SF	\$	6.15	\$6,762								\$6,762										\$6,762
D5040	7542385	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	e 20	10	10	1100	SF	\$	55.08	\$5,584								\$	5,584									\$5,584
D7050	7542382	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	12	8	1100	SF	\$	3.38	\$3,722							\$3,722											\$3,722
E2010	7542391	Casework, Cabinetry, Hardwood Standard, Replace	20	12	8	36	LF	\$33	88.40 \$1	12,182							\$12,182											\$12,182
E2010	7542376	Casework, Countertop, Solid Surface, Replace	40	24	16	36	LF	\$12	24.08	\$4,467													\$4,46	37				\$4,467
G4050	7542373	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	12	8	3	EA	\$45	51.20	\$1,354							\$1,354											\$1,354
Totals, Unes	calated										\$0 \$1,805 \$22	2,349 \$90	2	\$0 \$5,07	6 \$4,73	8 \$0	\$21,911	\$6,762 \$	5,584	\$0 \$17,6	67 \$0	0 \$3,102	\$5,076 \$38,08	31	\$0 \$902	2 \$0	\$0	\$133,956
Totals, Esca	lated (3.0%	inflation, compounded annually)									\$0 \$1,859 \$23	3,710 \$98	6	\$0 \$5,88	\$5,65	7 \$0	\$27,757	\$8,823 \$	7,504	\$0 \$25,1	39 \$0	0 \$4,692	\$7,908 \$61,10)9	\$0 \$1,536	\$ \$0	\$0	\$182,61

Pacific	Elementary	School /	Site

Uniformat Co	delD Cost Description	Lifespan (EUL	.)EAge	RUL	Quantity	Jnit Unit Cost * Subtotal	2024 202	5 2026	2027	2028	2029	2030	2031	2032	2033	2034 2035	2036	2037	2038	2039	2040	2041	2042	2043 204	4Deficiency Repair Estimate
B2080	7542403 Awning, Fabric, per SF of awning, Replace	10	2	8	2200	SF \$9.02 \$19,853							\$1	19,853								\$1	9,853		\$39,706
D2010	7542413 Pump, Circulation/Booster, Domestic Water, Replace	15	9	6	1	EA \$5,752.80 \$5,753						\$5,753													\$5,753

Uniformat Co	odelD (Cost Description	Lifespan (EUL)EAge	RUL	Quantit	yUnit	Unit Cost	* Subtotal	2024	2025	2026 202	7 2028	2029 2030	2031	2032	2033 2034	2035 2036	6 2037 2038	2039 204	10 2041	2042 20	043 2	2044Deficiency	y Repair Estimate
D2010	7542398	Backflow Preventer, Domestic Water, Replace	30	18	12	2	EA	\$5,865.6	\$11,731	1								\$11,731							\$11,731
D5020	7542415	Switchboard, 120/208 V, Replace	40	24	16	1	EA	\$58,768.8	\$58,769	9										\$58,769	9				\$58,769
F1020	7542397	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	24	6	1200	SF	\$28.2	\$33,840	0				\$33,840											\$33,840
F1020	7542421	Ancillary Building, Steel, Pre-Engineered, Replace	35	21	14	3600	SF	\$33.8	4 \$121,824	4									\$121,824						\$121,824
F1020	7542395	Ancillary Building, Wood-Framed or CMU, Basic/Minimal, Replace	35	17	18	900	SF	\$67.6	8 \$60,912	2												\$60,912			\$60,912
G2010	7542422	Roadways, Pavement, Asphalt, Mill & Overlay	25	19	6	42000	SF	\$3.9	5 \$165,816	6				\$165,816											\$165,816
G2020	7542411	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	4	1	19600	SF	\$0.5	1 \$9,949	9	\$9,949			\$9,949				\$9,949		\$9,94	9				\$39,796
G2020	7542407	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	17	8	21500	SF	\$3.9	5 \$84,882	2					\$	\$84,882									\$84,882
G2050	7542412	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	2	3	8800	SF	\$0.5	1 \$4,467	7		\$4,46	7			\$4,467			\$4,467			\$4,467			\$17,868
G2050	7542405	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors, Replace	20	12	8	1	EA	\$1,579.2	\$1,579	9						\$1,579									\$1,579
G2050	7542410	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	15	10	10	EA	\$10,716.0	\$107,160	0							\$107,160								\$107,160
G2050	7542423	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	13	12	8800	SF	\$3.9	5 \$34,742	2								\$34,742	2						\$34,742
G2050	7542419	Playfield Surfaces, Rubber, Small Areas, Replace	20	19	1	120	SF	\$29.3	3 \$3,519	9	\$3,519														\$3,519
G2050	7542400	Play Structure, Multipurpose, Very Small, Replace	20	13	7	2	EA	\$6,768.0	\$13,536	6					\$13,536										\$13,536
G2050	7542409	Play Structure, Swing Set, 4 Seats, Replace	20	12	8	4	EA	\$2,820.0	\$11,280	0					\$	\$11,280									\$11,280
G2050	7542402	Playfield Surfaces, Artificial Play Turf, Replace	15	7	8	8500	SF	\$22.5	\$191,760	0					\$1	191,760									\$191,760
G2050	7542417	Play Structure, Multipurpose, Small, Replace	20	10	10	4	EA	\$11,280.0	\$45,120	0							\$45,120								\$45,120
G2050	7542401	Playfield Surfaces, Rubber, Small Areas, Replace	20	8	12	6900	SF	\$29.3	\$202,363	3								\$202,363	3						\$202,363
G2050	7542408	Play Structure, Multipurpose, Medium, Replace	20	8	12	4	EA	\$22,560.0	\$90,240	0								\$90,240							\$90,240
G2060	7542392	Picnic Table, Metal Powder-Coated, Replace	20	13	7	14	EA	\$789.6	\$11,054	4					\$11,054										\$11,054
G2060	7542406	Picnic Table, Metal Powder-Coated, Replace	20	10	10	22	EA	\$789.6	\$17,371	1							\$17,371								\$17,371
G2060	7542396	Park Bench, Wood/Composite/Fiberglass, Replace	20	10	10	10	EA	\$676.8	\$6,768	8							\$6,768								\$6,768
G2060	7542420	Park Bench, Precast Concrete, Replace	25	11	14	18	EA	\$1,128.0	\$20,304	4									\$20,304						\$20,304
G2060	7542418	Fences & Gates, Fence, Chain Link 8', Replace	40	25	15	2200	LF	\$28.2	\$62,040	0										\$62,040					\$62,040
G2060	7542416	Fences & Gates, Fence, Chain Link 4', Replace	40	22	18	660	LF	\$20.3	\$13,401	1												\$13,401			\$13,401
G2080	7542404	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20	10	10	67500	SF	\$1.1	3 \$76,140	0							\$76,140								\$76,140
G4050	7542394	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Inst	all 20	13	7	4	EA	\$4,512.0	\$18,048	8				:	\$18,048										\$18,048
Totals, Unes	calated		-			-				\$0 \$	\$13,468	\$0 \$4,46	7 \$0	\$0 \$215,358	\$42,638 \$3	313,821	\$0 \$252,559	\$9,949 \$339,077	\$4,467 \$142,128	\$62,040 \$68,71	8 \$0	\$98,632	\$0	\$0	\$1,567,322
Totals Escal	Totals, Escalated (3.0% inflation, compounded annually)										13,872	\$0 \$4,88	1 \$0	\$0 \$257,148	\$52.440 \$3	307 530	\$0 \$330 <i>1</i> 18	\$13 772 \$483 442	\$6,560 \$214,981	\$96 656 \$110 27	2 \$0	\$167,915	\$0	\$0	\$2,158,897