

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

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



Meadows Elementary School
1200 North Meadows Avenue
Manhattan Beach, CA 90266

PREPARED BY:

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ON SITE DATE:

March 13, 2024

Bureau Veritas

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Elementary School
Number of Buildings	9
Main Address	1200 North Meadows Avenue, Manhattan Beach, CA 90266
Site Developed	1956 Renovated 2019
Outside Occupants / Leased Spaces	None
Date(s) of Visit	March 13, 2024
Management Point of Contact	DLR Group, Mr. Kevin Fleming (951) 682-0470 phone kffleming@dlrgroup.com email
On-site Point of Contact (POC)	Paul Ruta
Assessment & Report Prepared By	Jeffrey Newberry
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

The site of Meadows Elementary School was originally constructed in 1951 and has been in use ever since. Modular additions were added in 1991. Periodic renovations and normal maintenance has taken place through the years keeping the over site in fair condition.

Architectural

The majority of the buildings on the site were constructed out of concrete. Roofs consist of modified bituminous and asphalt shingles. The roof over classroom 16-21 is in poor condition and should be replaced in the near term. Exterior walls are a mixture of plywood OSB and concrete, with the plywood walls at classroom 1-2 in poor condition needing replacement in the near term. Windows are typically aluminum with some steel still found. Service doors are steel with fully glazed aluminum entry doors found throughout. Interior finishes vary throughout and have been well maintained throughout the years. For all other architectural assets, typical lifecycle finishes are expected over the term.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The classrooms utilize wall mounted heat pumps which are all in fair condition. The cafeteria and office spaces use split system furnace. All systems appear well maintained and functional.

The electrical and plumbing systems of the building appear older, but no concerns were noted. Plumbing fixtures have been updated as needed.

The electrical system appears to be in fair condition and newer light fixtures and breaker panels were noted in some areas. The fire alarm system is installed in each building and is timed to a central panel in the main office. No fire suppression system was noted. For most MEPF systems, typical lifecycle replacements are expected over the term.

Site

The site has many concrete walkways which appear to be in fair condition. Parking lots and sport courts are showing signs of normal wear and tear to the asphalt. Periodic maintenance will be needed to the asphalt and other play surfaces along with typical lifecycle replacements.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate 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 this facility:

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Meadows Elementary School / Building A (Cafeteria)	\$800	3,000	\$2,400,000	0.0%	2.2%	4.6%	10.7%
Meadows Elementary School / Building B (Classroom 3-6)	\$800	4,271	\$3,416,800	0.0%	4.7%	5.5%	5.7%
Meadows Elementary School / Building C (Classroom 25-27)	\$400	4,300	\$1,720,000	0.0%	0.0%	3.1%	16.1%
Meadows Elementary School / Building J (Classroom 22-24)	\$400	5,000	\$2,000,000	0.0%	9.9%	13.8%	19.0%
Meadows Elementary School / Building K (Classroom 28)	\$475	1,000	\$650,000	0.0%	6.4%	6.7%	11.1%
Meadows Elementary School / Classroom 1-2	\$800	3,000	\$2,400,000	0.0%	2.8%	5.7%	6.9%
Meadows Elementary School / Classroom 11-15	\$700	5,536	\$3,875,200	0.0%	0.0%	0.4%	5.5%
Meadows Elementary School / Classroom 16-21	\$800	5,849	\$4,679,200	0.0%	4.6%	5.2%	7.3%
Meadows Elementary School / Office & Classroom 7-10	\$800	6,282	\$5,025,600	0.0%	5.0%	5.7%	8.3%

Immediate Needs

There are no immediate needs to report.

Key Findings



Exterior Walls in Poor condition.

Plywood/OSB
Classroom 1-2 Meadows Elementary School
Building Exterior

Unifomat Code: B2010
Recommendation: **Replace in 2026**

Priority Score: **89.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$10,200

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Rotting noted at lower siding. - AssetCALC ID: 7505978



Roofing in Poor condition.

Modified Bitumen
Building B Meadows Elementary School Roof

Unifomat Code: B3010
Recommendation: **Replace in 2026**

Priority Score: **88.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$76,100

\$\$\$\$

Pasts its EUL - AssetCALC ID: 7505839



Roofing in Poor condition.

Modified Bitumen
Building J Meadows Elementary School Roof

Unifomat Code: B3010
Recommendation: **Replace in 2026**

Priority Score: **88.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$84,600

\$\$\$\$

Leaking noted during heavy rain. - AssetCALC ID: 7505965



Flooring in Poor condition.

Carpet, Commercial Standard
Classroom 1-2 Meadows Elementary School
Classrooms

Unifomat Code: C2030
Recommendation: **Replace in 2026**

Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$14,000

\$\$\$\$

Warped and loose - AssetCALC ID: 7505984



Suspended Ceilings in Poor condition.

Fiberglass Paneling
Classroom 16-21 Meadows Elementary School
Classrooms

Unifomat Code: C1070
Recommendation: **Replace in 2026**

Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$148,400

\$\$\$\$

Tiles are falling from the ceiling. - AssetCALC ID: 7505938



Suspended Ceilings in Poor condition.

Fiberglass Paneling
Building A (Cafeteria) Meadows Elementary
School Throughout building

Unifomat Code: C1070
Recommendation: **Replace in 2026**

Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$50,800

\$\$\$\$

Ceiling tiles are falling down. - AssetCALC ID: 7505848

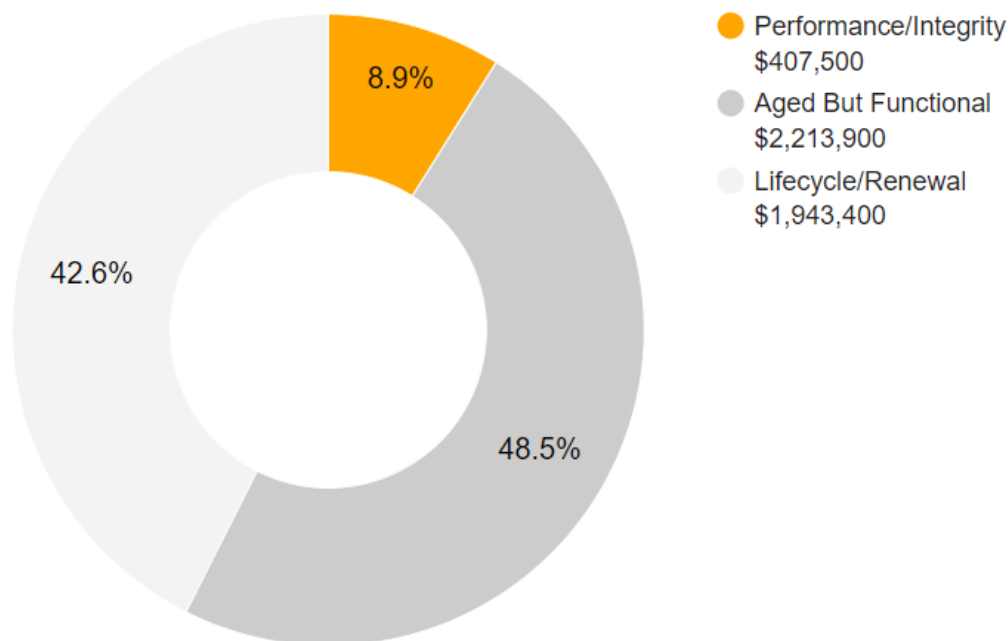
Plan Types

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: \$4,564,800

2. Building A (Cafeteria)



Cafeteria: Building Systems Summary

Address	1200 North Meadows Avenue, Manhattan Beach, CA 90266	
Constructed/Renovated	1956 Renovated 2019	
Building Area	3,000 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Concrete tilt-up bearing walls with concrete roof decks and concrete foundation system with slab	Fair
Facade	Primary Wall Finish: Concrete integral to superstructure Windows: Steel, Aluminum	Fair
Roof	Primary: Flat construction with rolled asphalt roofing	Fair
Interiors	Walls: Painted gypsum board Floors: VCT Ceilings: ACT	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper, Galvanized iron supply and cast iron, PVC waste & venting Hot Water: Gas water heater with integral tank Fixtures: Toilets and sinks in all restrooms	Fair

Cafeteria: Building Systems Summary		
HVAC	Non-Central System: Furnace with split-system condensing units.	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard panel with copper wiring. Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke 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. The roof was viewed from ground level.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

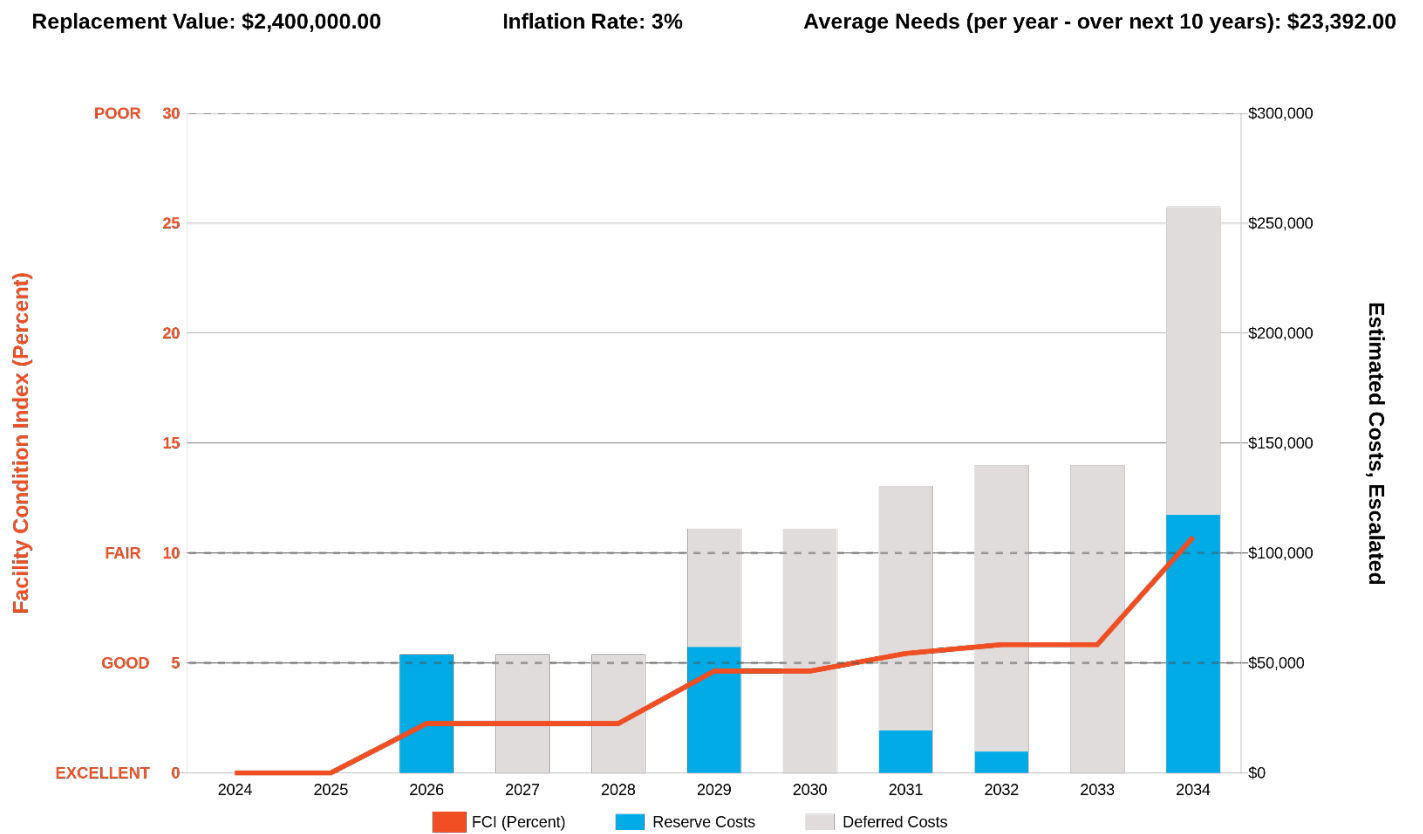
The table below shows the anticipated costs by trade or building system over the next 20 years.

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	-	-	-	\$46,100	-	\$46,100
Roofing	-	-	-	\$17,300	-	\$17,300
Interiors	-	\$53,900	\$9,400	\$27,100	\$25,600	\$116,000
Plumbing	-	-	-	\$4,500	\$40,900	\$45,400
HVAC	-	-	\$26,200	-	-	\$26,200
Electrical	-	-	-	-	\$11,100	\$11,100
Fire Alarm & Electronic Systems	-	-	-	\$22,700	-	\$22,700
Equipment & Furnishings	-	-	\$21,700	\$28,500	\$29,100	\$79,300
Site Utilities	-	-	-	-	\$4,200	\$4,200
TOTALS (3% inflation)	-	\$53,900	\$57,200	\$146,200	\$110,900	\$368,200

*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



Suspended Ceilings in Poor condition.

Fiberglass Paneling
Cafeteria
Throughout building

Unifomat Code: C1070
Recommendation: **Replace in 2026**

Plan Type:
Performance/Integrity

Cost Estimate: \$50,800

Ceiling tiles are falling down. - AssetCALC ID: 7505848

Cafeteria: Photographic Overview



1 – EXTERIOR WALLS



2 – WINDOW



3 – EXTERIOR DOOR



4 – ROOFING



5 – SUSPENDED CEILINGS



6 – WALL FINISHES



7 – FLOORING



8 – WATER HEATER



9 – WATER HEATER



10 – FURNACE



11 – FIRE ALARM SYSTEM



12 – FOODSERVICE EQUIPMENT

3. Classroom 11-15



Classroom 11-15: Building Systems Summary

Address	1200 North Meadows Avenue, Manhattan Beach, CA 90266	
Constructed/Renovated	1956 Renovated 2019	
Building Area	5,536 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Concrete tilt-up bearing walls with concrete roof decks and concrete foundation system with slab	Fair
Facade	Primary Wall Finish: Concrete integral to superstructure Windows: Steel	Fair
Roof	Primary: Gable construction with concrete, modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board Floors: VCT Ceilings: Fiberglass Paneling	Fair
Elevators	None	n/a

Classroom 11-15: Building Systems Summary		
Plumbing	Distribution: Copper, Galvanized iron supply and cast iron, PVC waste & venting Hot Water: None Fixtures: Toilets, urinals, and sinks in all restrooms. Classroom sinks	Fair
HVAC	Non-Central Systems: Thru wall heat pumps	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main switchboard panel with copper wiring. Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke 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. The roof was viewed from ground level.	
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.

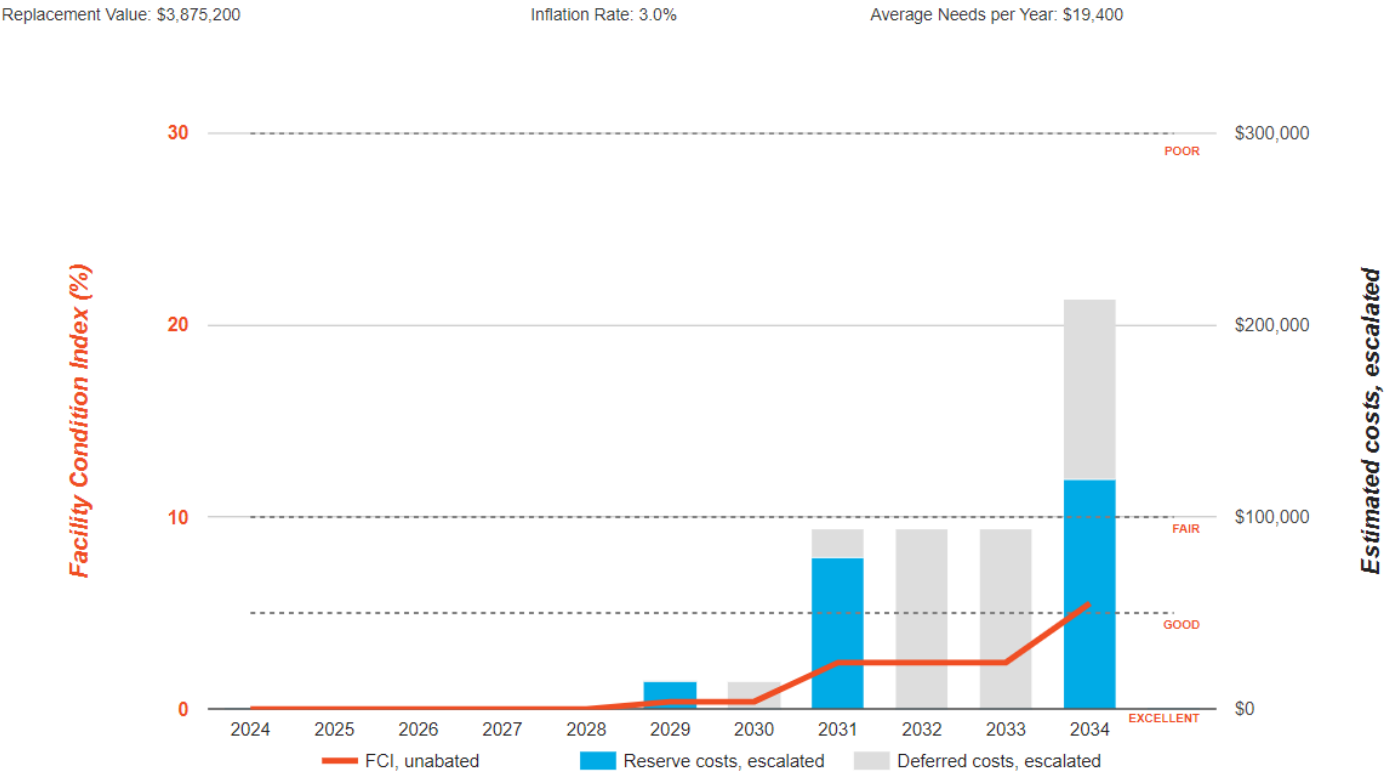
System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	-	-	\$346,900	\$346,900
Roofing	-	-	-	\$76,800	-	\$76,800
Interiors	-	-	\$14,700	\$42,000	\$165,700	\$222,400
Plumbing	-	-	-	\$3,500	\$56,400	\$59,900
HVAC	-	-	-	\$26,800	\$14,900	\$41,800
Electrical	-	-	-	-	-	-
Fire Alarm & Electronic Systems	-	-	-	\$42,000	-	\$42,000
Equipment & Furnishings	-	-	-	\$7,600	\$61,500	\$69,100
TOTALS (3% inflation)	-	-	\$14,700	\$198,600	\$645,400	\$858,700

*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

FCI Analysis: Meadows Elementary School Classroom 11-15



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

Classroom 11-15: Photographic Overview



1 – EXTERIOR WALLS



2 – WINDOW



3 – EXTERIOR DOOR



4 – ROOFING



5 – SUSPENDED CEILINGS



6 – WALL FINISHES



7 – FLOORING



8 – WATER HEATER



9 – SPLIT SYSTEM



10 – HEAT PUMP



11 – SECURITY/SURVEILLANCE SYSTEM



12 – FIRE ALARM SYSTEM

4. Classroom 1-2



Classroom 1-2: Building Systems Summary

Address	1200 North Meadows Avenue, Manhattan Beach, CA 90266	
Constructed/Renovated	1956 Renovated 2019	
Building Area	3,000 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Concrete tilt-up bearing walls with concrete roof decks and concrete foundation system with slab	Fair
Facade	Primary Wall Finish: Concrete integral to superstructure Secondary: T-111 plywood siding Windows: Steel, Aluminum	Fair
Roof	Primary: Gable construction with concrete, modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board, ceramic tile Floors: Carpet, VCT Ceilings: Fiber s tile.	Fair
Elevators	None	n/a

Classroom 1-2: Building Systems Summary		
Plumbing	Distribution: Copper, Galvanized iron supply and cast iron, PVC waste & venting Hot Water: None Fixtures: Toilets, and sinks in all restrooms	Fair
HVAC	Non-Central Systems: Thru wall heat pumps	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main switchboard panel with copper wiring. Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke 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. The roof was viewed from ground level.	
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.

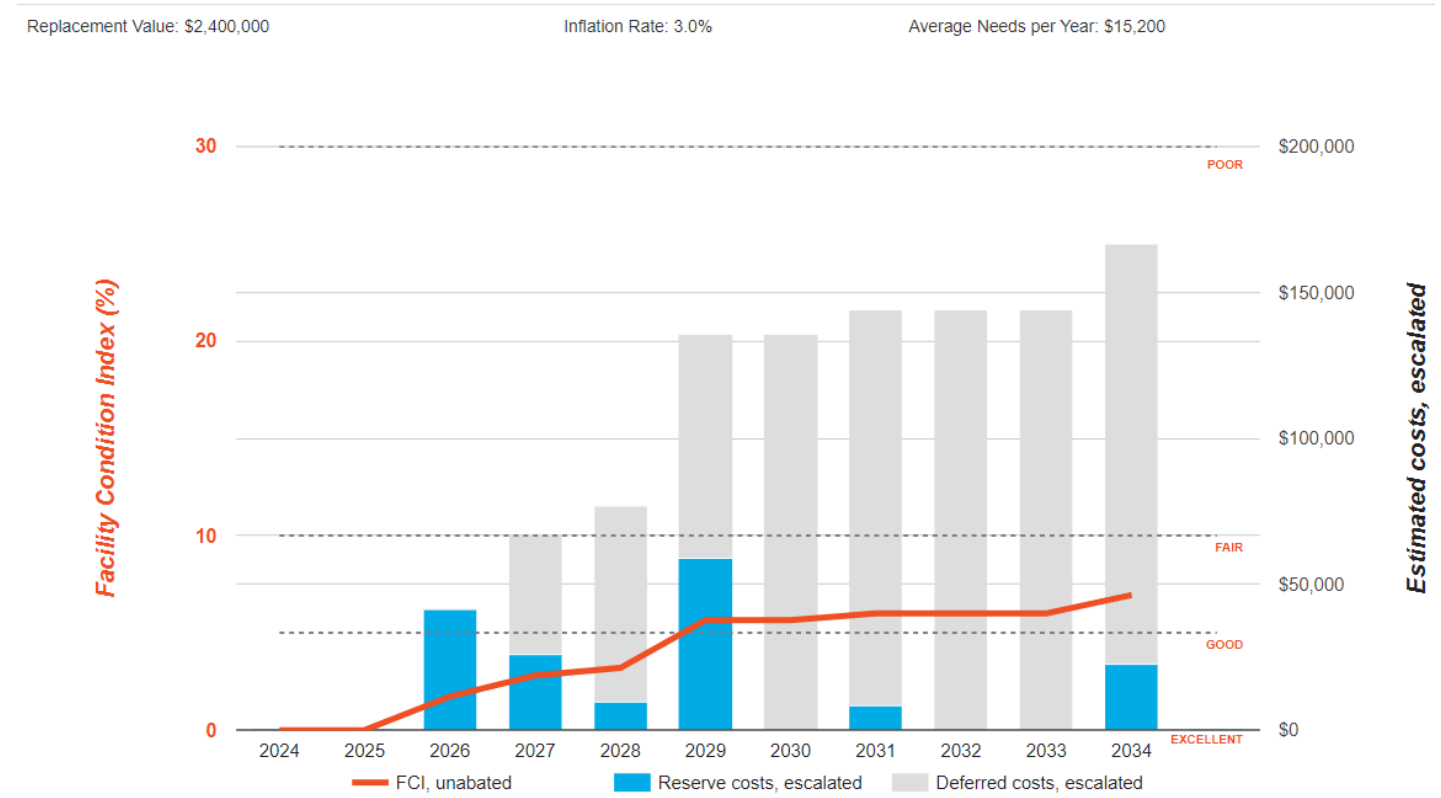
System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	\$10,800	\$9,400	-	\$313,700	\$333,900
Roofing	-	-	-	-	\$70,300	\$70,300
Interiors	-	\$14,800	\$73,600	\$8,300	\$54,100	\$150,900
Plumbing	-	-	\$4,600	-	\$37,700	\$42,200
HVAC	-	-	-	-	\$29,900	\$29,900
Electrical	-	\$11,300	-	-	\$15,300	\$26,600
Fire Alarm & Electronic Systems	-	-	-	\$22,700	-	\$22,700
Equipment & Furnishings	-	\$4,500	-	-	\$60,300	\$64,800
Site Utilities	-	-	\$6,700	-	-	\$6,700
TOTALS (3% inflation)	-	\$41,400	\$94,200	\$31,100	\$581,200	\$747,900

*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: Meadows Elementary School Classroom 1-2



Immediate Needs

There are no immediate needs to report.

Key Findings

<div><div><div>✓ Include/Exclude</div><div></div></div></div>	<div><div>Exterior Walls in Poor condition.</div><div>Plywood/OSB (Uniformat Code: B2010)</div><div>Classroom 1-2 Meadows Elementary School Building Exterior</div><div>Recommendation: Replace in 2026.</div><div>Rotting noted at lower siding.</div><div>AssetCalc ID: 7505978</div></div>	<div><div>Priority Score 89.7</div><div></div><div>Plan Type: Performance/Integrity</div><div>Cost Estimate: \$ 10,200</div><div>\$\$\$\$</div></div>
<div><div><div>✓ Include/Exclude</div><div></div></div></div>	<div><div>Flooring in Poor condition.</div><div>Carpet, Commercial Standard (Uniformat Code: C2030)</div><div>Classroom 1-2 Meadows Elementary School Classrooms</div><div>Recommendation: Replace in 2026.</div><div>Warped and loose</div><div>AssetCalc ID: 7505984</div></div>	<div><div>Priority Score 81.7</div><div></div><div>Plan Type: Performance/Integrity</div><div>Cost Estimate: \$ 14,000</div><div>\$\$\$\$</div></div>

Classroom 1-2: Photographic Overview



1 – EXTERIOR WALLS



2 – WINDOW



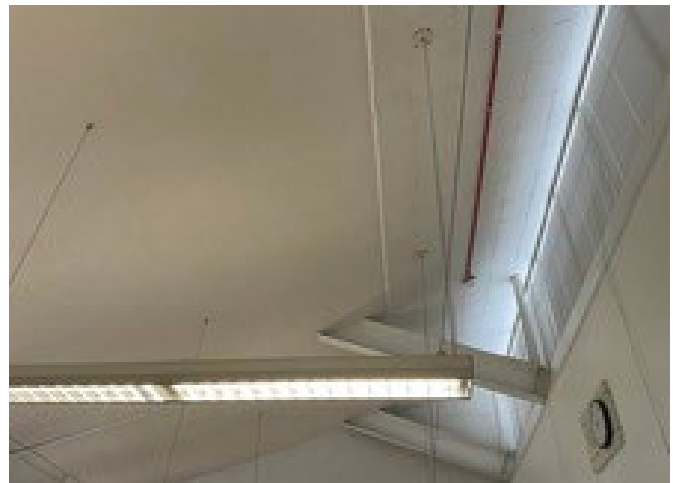
3 – EXTERIOR DOOR



4 – ROOFING



5 – INTERIOR DOOR



6 – SUSPENDED CEILINGS



7 – WALL FINISHES



8 – FLOORING



9 – HEAT PUMP



10 – SECURITY/SURVEILLANCE SYSTEM



11 – FIRE ALARM SYSTEM



12 – CASEWORK

5. Classroom 16-21



Classroom 16-21: Building Systems Summary

Address	1200 North Meadows Avenue, Manhattan Beach, CA 90266	
Constructed/Renovated	1956 Renovated 2019	
Building Area	5,849 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Concrete tilt-up bearing walls with concrete roof decks and concrete foundation system with slab	Fair
Facade	Primary Wall Finish: Concrete integral to superstructure Windows: Steel, Aluminum	Fair
Roof	Primary: Gable construction with concrete, modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board Floors: Carpet, VCT Ceilings: Fiberglass paneling	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper, Galvanized iron supply and cast iron, PVC waste & venting Hot Water: None Fixtures: Classroom sinks	Fair

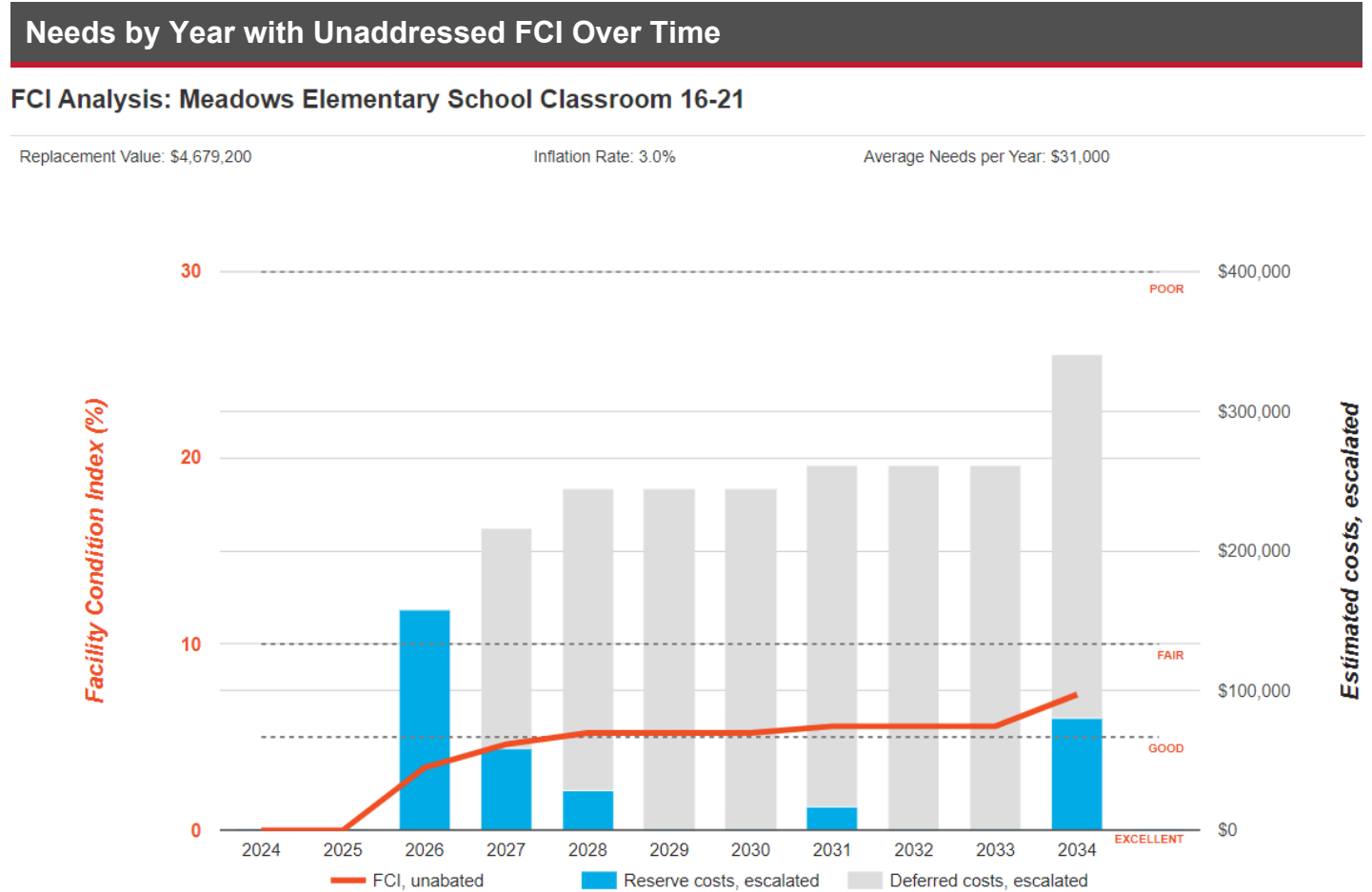
Classroom 16-21: Building Systems Summary		
HVAC	Non-Central Systems: Thru wall heat pumps.	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main switchboard panel with copper wiring. Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke 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. The roofing was observed from ground level.	
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	-	\$524,200	\$552,700
Roofing	-	-	-	-	\$140,500	\$140,500
Interiors	-	\$157,500	-	\$78,700	\$24,200	\$260,400
Plumbing	-	-	-	-	\$59,600	\$59,600
HVAC	-	-	-	-	\$89,600	\$89,600
Electrical	-	-	\$22,700	-	-	\$22,700
Fire Alarm & Electronic Systems	-	-	-	\$17,700	-	\$17,700
Equipment & Furnishings	-	-	\$35,800	-	\$13,400	\$49,200
Site Utilities	-	-	-	-	\$1,100	\$1,100
TOTALS (3% inflation)	-	\$157,500	\$87,000	\$96,400	\$852,600	\$1,193,500

*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.



Immediate Needs

There are no immediate needs to report.

Key Findings



Suspended Ceilings in Poor condition.

Fiberglass Paneling
Classroom 16-21
Classrooms

Unifomat Code: C1070
Recommendation: **Replace in 2029**

Plan Type:
Performance/Integrity

Cost Estimate: \$99,000

Tiles are falling from the ceiling. - AssetCALC ID: 7505938

Classroom 16-21: Photographic Overview



1 – EXTERIOR WALLS



2 – WINDOW



3 – EXTERIOR DOOR



4 – ROOFING



5 – SUSPENDED CEILINGS



6 – WALL FINISHES



7 – FLOORING



8 – SINK/LAVATORY



9 – HEAT PUMP



10 – INTERIOR LIGHTING SYSTEM



11 – CASEWORK



12 – EXTERIOR FIXTURE W/ LAMP

6. Building J (Classroom 22-24)



Classroom 22-24: Building Systems Summary

Address	1200 North Meadows Avenue, Manhattan Beach, CA 90266	
Constructed/Renovated	1956 Renovated 2019	
Building Area	5,000 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Facade	Primary Wall Finish : Wood siding Windows: Aluminum	Fair
Roof	Primary: Flat construction with modified bituminous finish	Poor
Interiors	Walls: Painted gypsum board Floors: Carpet, VCT Ceilings: Painted gypsum board	Fair
Elevators	None	n/a
Plumbing	None	n/a
HVAC	Non-Central Systems: Thru wall heat pumps.	Fair

Classroom 22-24: Building Systems Summary		
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main switchboard panel with copper wiring. Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke 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. The roof was viewed from ground level.	
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.

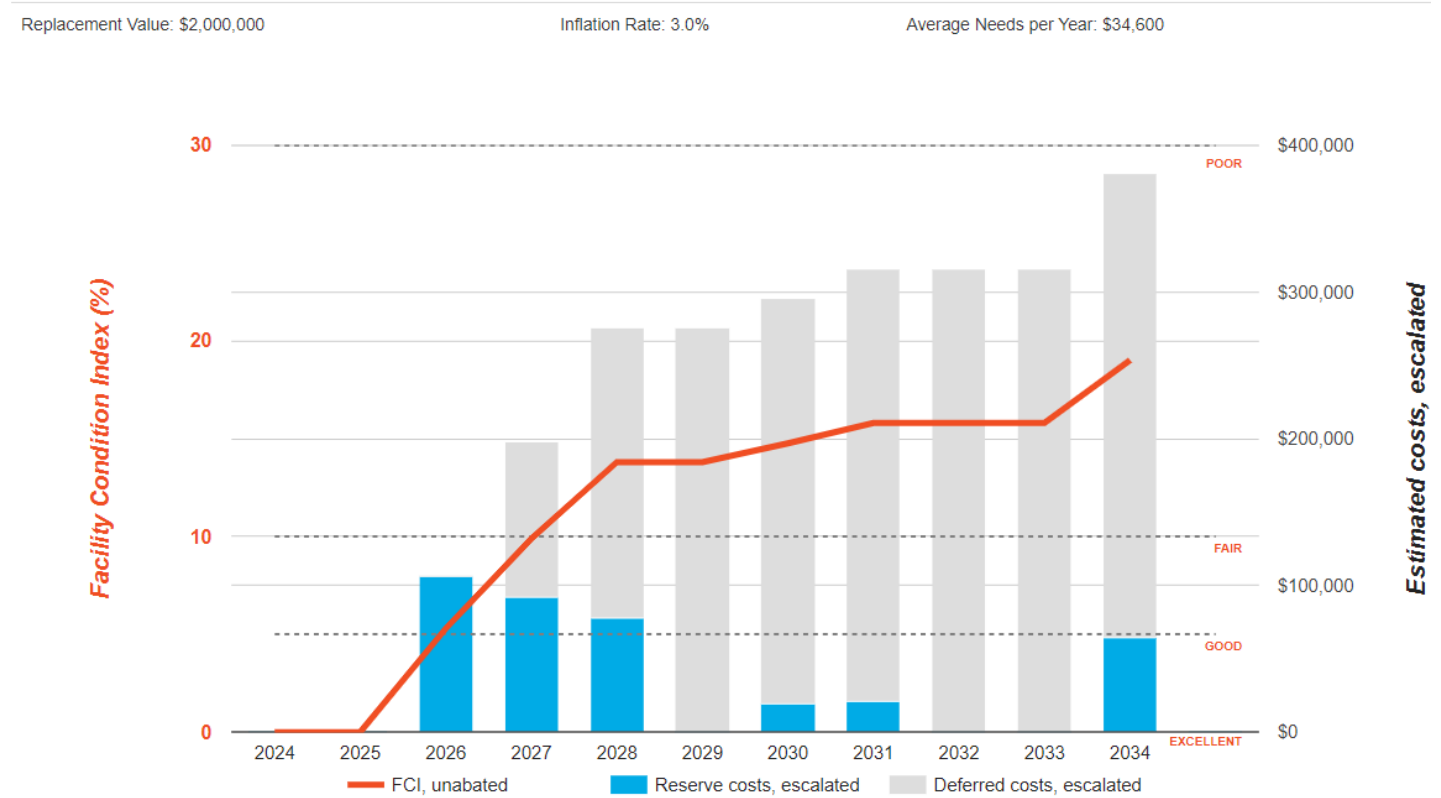
System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	\$16,200	\$20,400	\$34,100	\$21,700	\$92,400
Roofing	-	\$89,800	-	-	-	\$89,800
Interiors	-	-	\$51,400	\$40,100	\$25,600	\$117,100
HVAC	-	-	-	-	\$47,800	\$47,800
Electrical	-	-	\$41,600	-	\$25,500	\$67,100
Fire Alarm & Electronic Systems	-	-	-	\$30,300	-	\$30,300
Equipment & Furnishings	-	-	\$54,500	-	\$5,900	\$60,400
Site Utilities	-	-	\$2,200	-	-	\$2,200
TOTALS (3% inflation)	-	\$105,900	\$170,100	\$104,500	\$126,500	\$507,000

*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: Meadows Elementary School Building J (Classroom 22-24)



Immediate Needs

There are no immediate needs to report.

Key Findings

	<p>Roofing in Poor condition.</p> <p>Modified Bitumen Classroom 22-24 Roof</p> <p>Uniformat Code: B3010 Recommendation: Replace in 2026</p>	<p>Plan Type: Performance/Integrity</p> <p>Cost Estimate: \$56,400</p>
<p>Leaking noted during heavy rain. - AssetCALC ID: 7505965</p>		

Classroom 22-24: Photographic Overview



1 – EXTERIOR WALLS



2 – WINDOW



3 – ROOFING



4 – SUSPENDED CEILINGS



5 – WALL FINISHES



6 – FLOORING



7 – HEAT PUMP



8 – ELECTRICAL SYSTEM



9 – SECURITY/SURVEILLANCE SYSTEM



10 – FIRE ALARM SYSTEM



11 – CASEWORK



12 – EXTERIOR FIXTURE W/ LAMP

7. Building B (Classroom 3-6)



Classroom 3-6: Building Systems Summary

Address	1200 North Meadows Avenue, Manhattan Beach, CA 90266	
Constructed/Renovated	1956 Renovated 2019	
Building Area	4,271 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Concrete tilt-up bearing walls with concrete roof decks and concrete foundation system with slab	Fair
Facade	Primary Wall Finish: Concrete integral to superstructure Windows: Steel, Aluminum	Fair
Roof	Primary: Gable construction with concrete, modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board, ceramic tile Floors: Carpet, VCT, ceramic tile Ceilings: Fiberglass paneling	Fair
Elevators	None	n/a

Classroom 3-6: Building Systems Summary

Plumbing	Distribution: Copper, Galvanized iron supply and cast iron, PVC waste & venting Hot Water: Electric water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms. Sinks in classrooms.	Fair
HVAC	Non-Central Systems: Packaged units, Thru wall heat pumps. Furnaces with split-system condensing units.	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main switchboard panel with copper wiring. Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke 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. The roof was viewed from ground level.	
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.

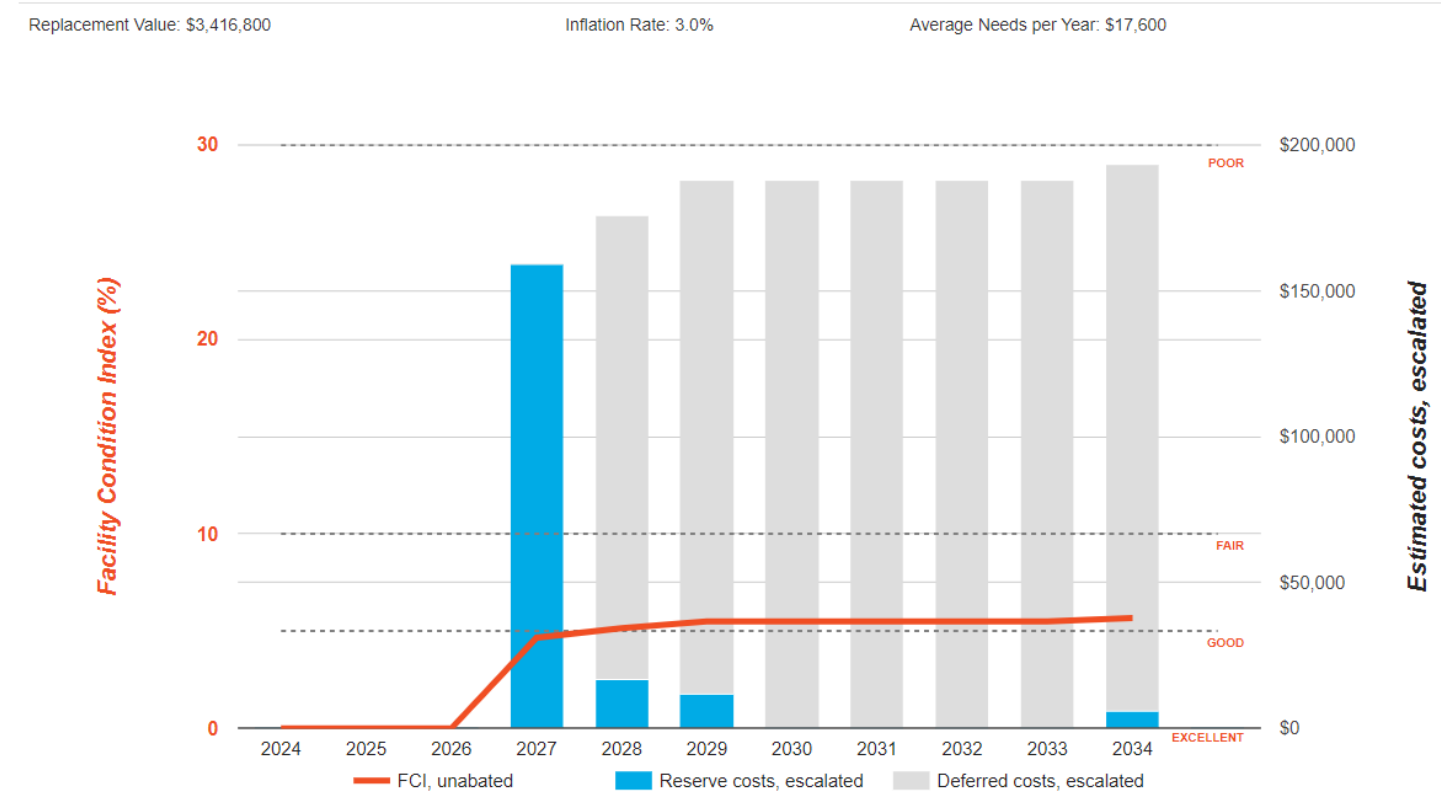
System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$38,900	-	\$434,600	\$473,600
Roofing	-	-	-	-	\$105,400	\$105,400
Interiors	-	-	\$130,200	-	\$99,000	\$229,200
Plumbing	-	-	\$2,000	\$5,800	\$46,600	\$54,400
Electrical	-	-	\$16,600	-	\$18,800	\$35,300
Fire Alarm & Electronic Systems	-	-	-	-	\$22,500	\$22,500
Equipment & Furnishings	-	-	-	-	\$56,200	\$56,200
TOTALS (3% inflation)	-	-	\$187,700	\$5,800	\$783,100	\$976,600

*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: Meadows Elementary School Building B (Classroom 3-6)



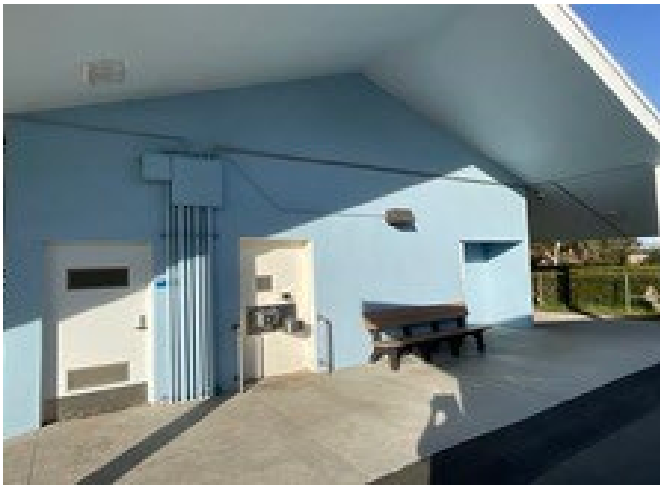
Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

Classroom 3-6: Photographic Overview



1 – EXTERIOR WALLS



2 – WINDOW



3 – EXTERIOR DOOR



4 – ROOFING



5 – SUSPENDED CEILINGS



6 – TOILET PARTITIONS



7 – WALL FINISHES



8 – FLOORING



9 – WATER HEATER



10 – SINK/LAVATORY



11 – DRINKING FOUNTAIN



12 – FIRE ALARM SYSTEM

8. Building C (Classroom 25-27)



Modular Classroom 25-27: Building Systems Summary

Address	1200 North Meadows Avenue, Manhattan Beach, CA 90266	
Constructed/Renovated	1956 Renovated 2019	
Building Area	4,300 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional modular wood frame structure with steel support beams and steel jacks or concrete block column foundation.	Fair
Facade	Primary Wall Finish: Wood siding Windows: Aluminum	Fair
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board Floors: Carpet, VCT Ceilings: ACT	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

Modular Classroom 25-27: Building Systems Summary		
HVAC	Non-Central Systems: Thru wall heat pumps	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main switchboard panel with copper wiring. Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke 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. The roof was viewed from ground level.	
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.

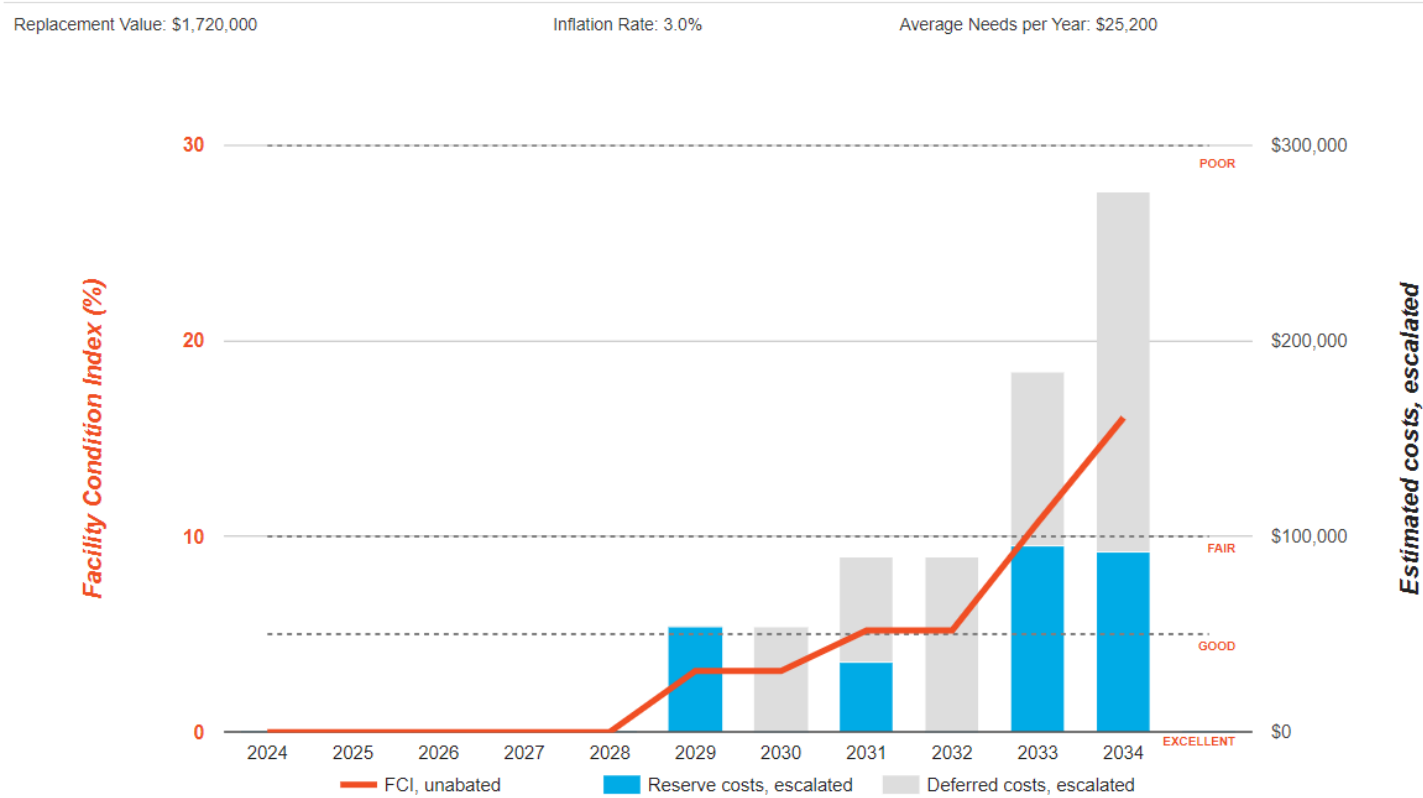
System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	-	\$34,100	\$13,400	\$47,500
Roofing	-	-	\$21,400	-	-	\$21,400
Interiors	-	-	\$32,400	\$31,800	\$69,900	\$134,100
Plumbing	-	-	-	-	\$18,600	\$18,600
HVAC	-	-	-	-	\$34,800	\$34,800
Electrical	-	-	-	-	\$34,000	\$34,000
Fire Alarm & Electronic Systems	-	-	-	\$19,600	-	\$19,600
Equipment & Furnishings	-	-	-	\$43,700	-	\$43,700
Site Utilities	-	-	-	-	\$3,200	\$3,200
Site Pavement	-	-	-	-	-	-
TOTALS (3% inflation)	-	-	\$53,700	\$129,200	\$173,900	\$356,800

*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: Meadows Elementary School Building C (Classroom 25-27)



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

Modular Classroom 25-27: Photographic Overview



1 – EXTERIOR WALLS



2 – WINDOW



3 – ROOFING



4 – WALL FINISHES

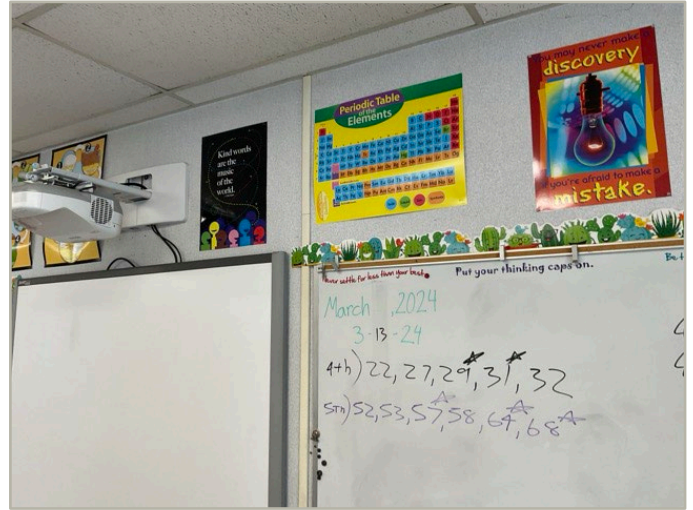


5 – FLOORING



6 – HEAT PUMP

9. Building K (Classroom 28)



Modular Classroom 28: Building Systems Summary

Address	1200 North Meadows Avenue, Manhattan Beach, CA 90266	
Constructed/Renovated	1956 Renovated 2019	
Building Area	1,000 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional modular wood frame structure with steel support beams and steel jacks or concrete block column foundation.	Fair
Facade	Primary Wall Finish: Wood siding Windows: Aluminum	Fair
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board Floors: Carpet, VCT Ceilings: ACT	Fair
Elevators	None	Fair
Plumbing	None	n/a
HVAC	Non-Central System: Thru wall heat pump	Fair

Modular Classroom 28: Building Systems Summary		
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main switchboard panel with copper wiring. Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke 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. The roof was viewed from ground level.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

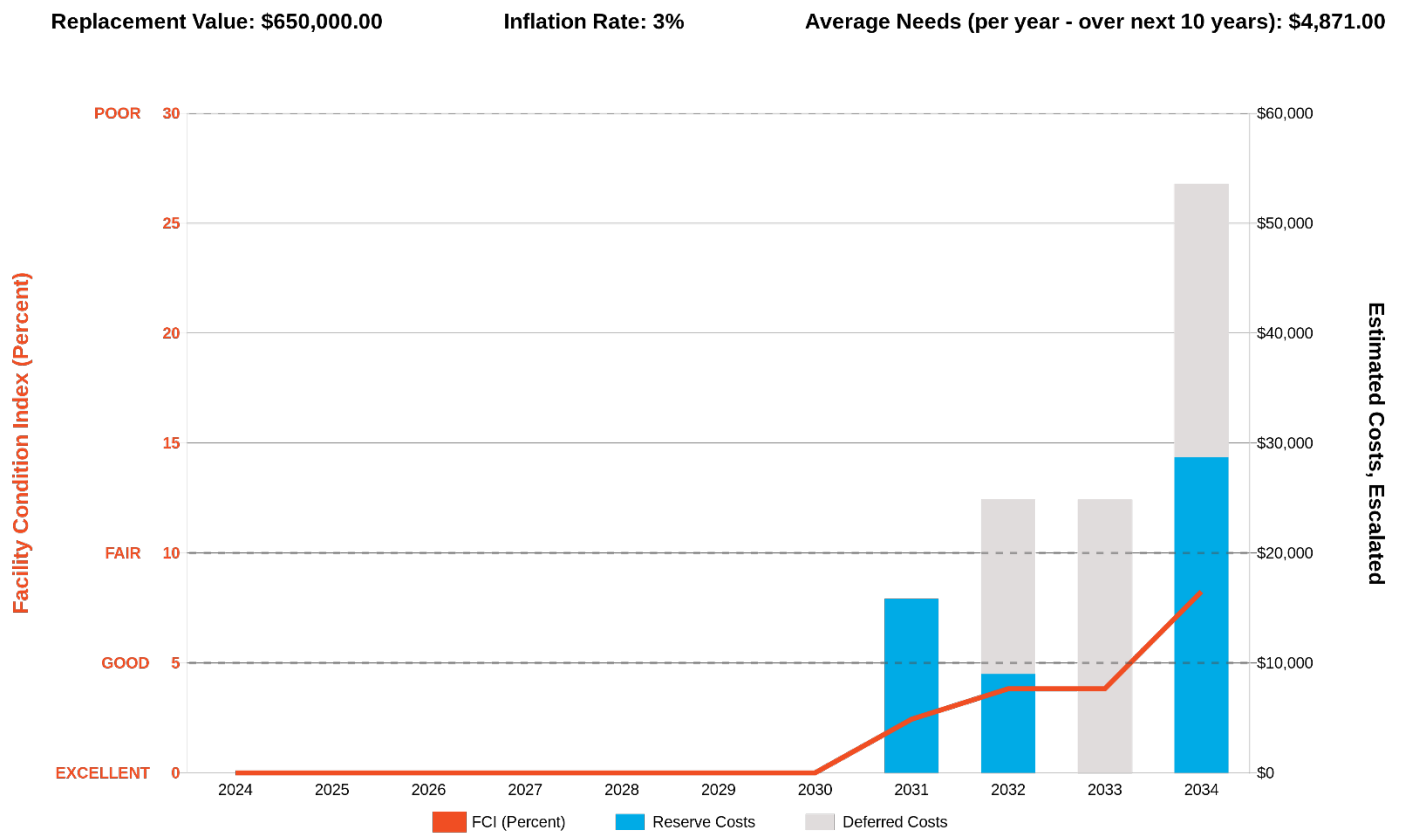
The table below shows the anticipated costs by trade or building system over the next 20 years.

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	-	-	\$14,100	\$17,100	\$11,200	\$42,400
Roofing	-	-	\$7,000	-	-	\$7,000
Interiors	-	-	\$9,200	\$3,700	\$20,600	\$33,500
Plumbing	-	-	-	-	\$4,900	\$4,900
HVAC	-	\$7,900	-	-	-	\$7,900
Electrical	-	-	\$3,900	-	-	\$3,900
Fire Alarm & Electronic Systems	-	-	-	\$7,600	-	\$7,600
Site Pavement	-	-	-	-	-	-
Site Utilities	-	-	\$1,500	-	-	\$1,500
TOTALS (3% inflation)	-	\$7,900	\$35,700	\$28,300	\$36,600	\$108,500

*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

There are no key findings to report.

Modular Classroom 28: Photographic Overview



1 – WINDOW



2 – EXTERIOR DOOR



3 – ROOFING



4 – FLOORING



5 – HEAT PUMP



6 – SITE STAIRS & RAMPS

10. Office and Classroom 7-10



Office & Classroom 7-10: Building Systems Summary

Address	1200 North Meadows Avenue, Manhattan Beach, CA 90266	
Constructed/Renovated	1956 Renovated 2019	
Building Area	6,282 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Concrete tilt-up bearing walls with concrete roof decks and concrete foundation system with slab	Fair
Facade	Primary Wall Finish: Concrete integral to superstructure Windows: Steel, Aluminum	Fair
Roof	Primary: Gable construction with concrete, modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board, ceramic tile Floors: Carpet Ceilings: ACT	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper, Galvanized iron supply and cast iron, PVC waste & venting Hot Water: None Fixtures: Toilets and sinks in all restrooms. Classroom sinks	Fair

Office & Classroom 7-10: Building Systems Summary		
HVAC	Non-Central System: Thru wall heat pumps	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main switchboard panel with copper wiring. Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke 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. The roof was viewed from ground level.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

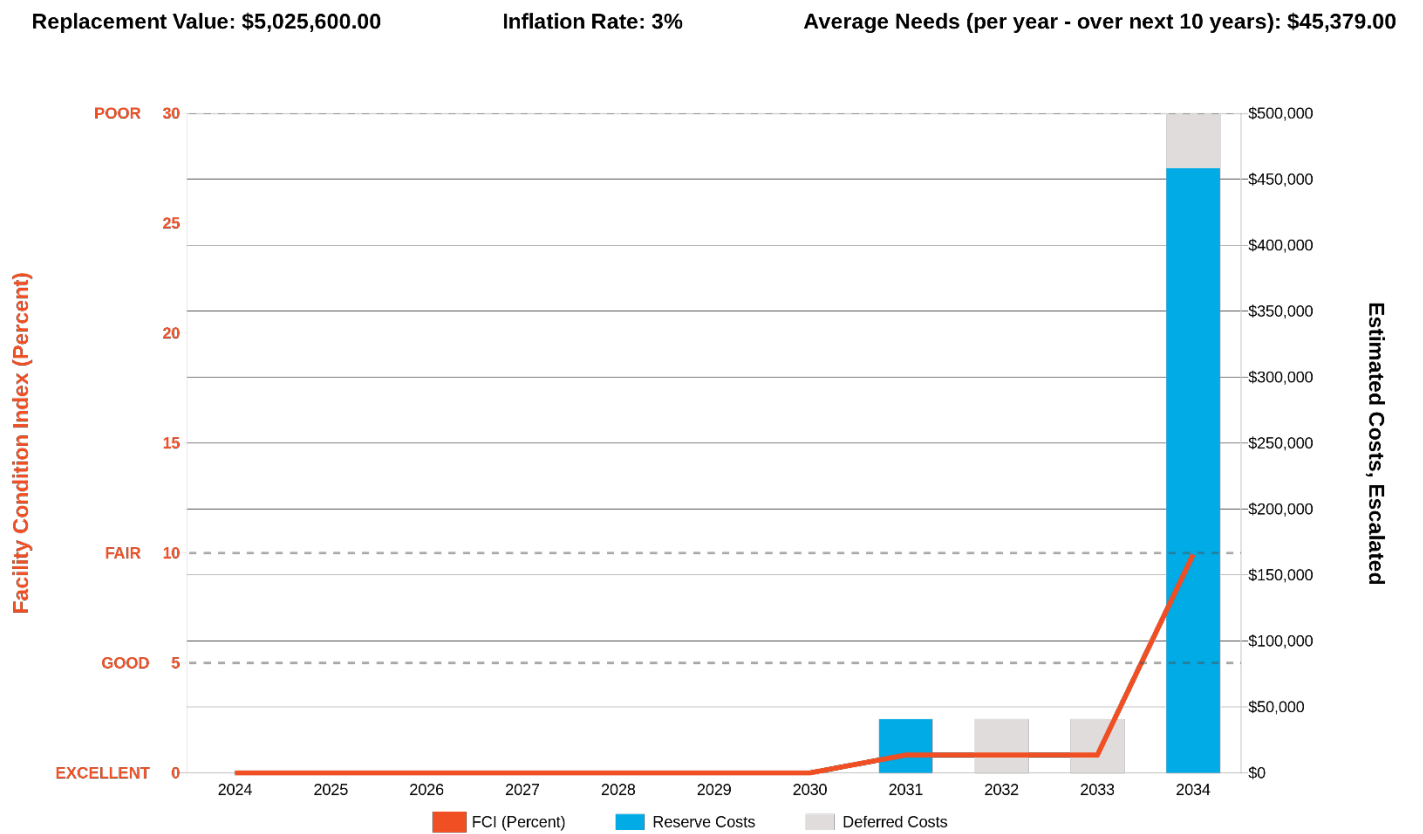
The table below shows the anticipated costs by trade or building system over the next 20 years.

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	-	-	\$368,400	-	\$29,800	\$398,200
Roofing	-	-	\$120,200	-	-	\$120,200
Interiors	-	-	-	\$77,200	\$95,000	\$172,200
Plumbing	-	-	\$2,400	\$4,500	\$67,700	\$74,700
HVAC	-	-	-	-	\$7,400	\$7,400
Electrical	-	-	\$25,100	-	-	\$25,100
Fire Alarm & Electronic Systems	-	-	-	\$41,800	-	\$41,800
Equipment & Furnishings	-	-	\$64,700	\$6,100	\$70,900	\$141,700
Site Utilities	-	-	-	-	\$7,400	\$7,400
TOTALS (3% inflation)	-	-	\$580,800	\$129,600	\$278,200	\$988,600

*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

There are no key findings to report.

Office and Classroom 7-10: Photographic Overview



1 – EXTERIOR WALLS



2 – WINDOW



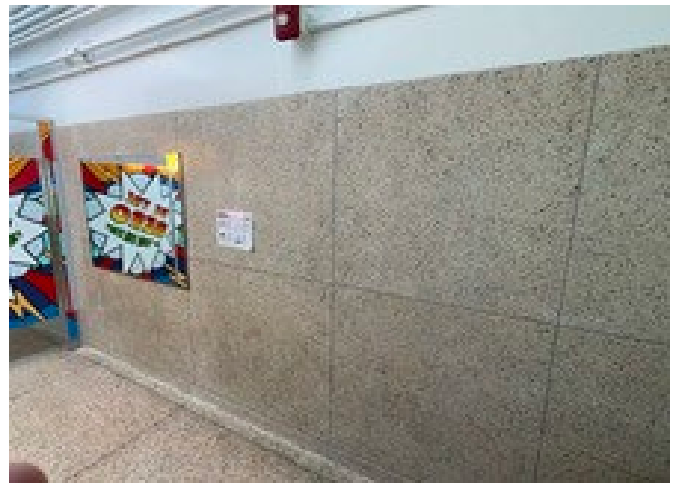
3 – EXTERIOR DOOR



4 – SUSPENDED CEILINGS



5 – TOILET PARTITIONS



6 – WALL FINISHES



7 – WALL FINISHES



8 – FLOORING



9 – FLOORING



10 – FLOORING



11 – WATER HEATER



12 – DRINKING FOUNTAIN



13 – FURNACE



14 – ELECTRICAL SYSTEM



15 – SECURITY/SURVEILLANCE SYSTEM



16 – FIRE ALARM PANEL



17 – CASEWORK



18 – EXTERIOR FIXTURE W/ LAMP

11. Site



Site: Site Information

Site Area	8.05 acres (estimated)	
Parking Spaces	31 total spaces all in open lots; 2 of which are accessible.	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs.	Fair
Site Development	Building-mounted, Property entrance signage; wrought iron fencing; CMU wall and chain-link fence dumpster enclosures. Sports fields and courts, fencing, and site lights Furnished with park benches, picnic tables, trash receptacles.	Fair
Landscaping & Topography	Landscaping features including lawns, trees, bushes, and planters. Irrigation present Low to moderate site slopes throughout boundary	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED Building-mounted: LED Pedestrian walkway and landscape accent lighting	Fair
Ancillary Structures	Storage sheds and 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	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.

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
Site Pavement	-	\$13,500	-	\$148,300	\$39,100	\$200,800
Site Development	-	-	\$137,300	\$53,000	-	\$190,300
TOTALS (3% inflation)	-	\$13,500	\$137,300	\$201,200	\$39,100	\$391,100

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

Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

12. ADA Accessibility

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

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

However, this does not:

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

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

During the FCA, Bureau Veritas performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to the same areas observed while performing the FCA and the categories set forth in the 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.

13. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

14. Opinions of Probable Costs

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

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means*, *CBRE Whitestone*, and *Marshall & 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.

15. Certification

DLR Group - Manhattan Beach USD - 2024 (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Meadows Elementary School, 1200 North Meadows 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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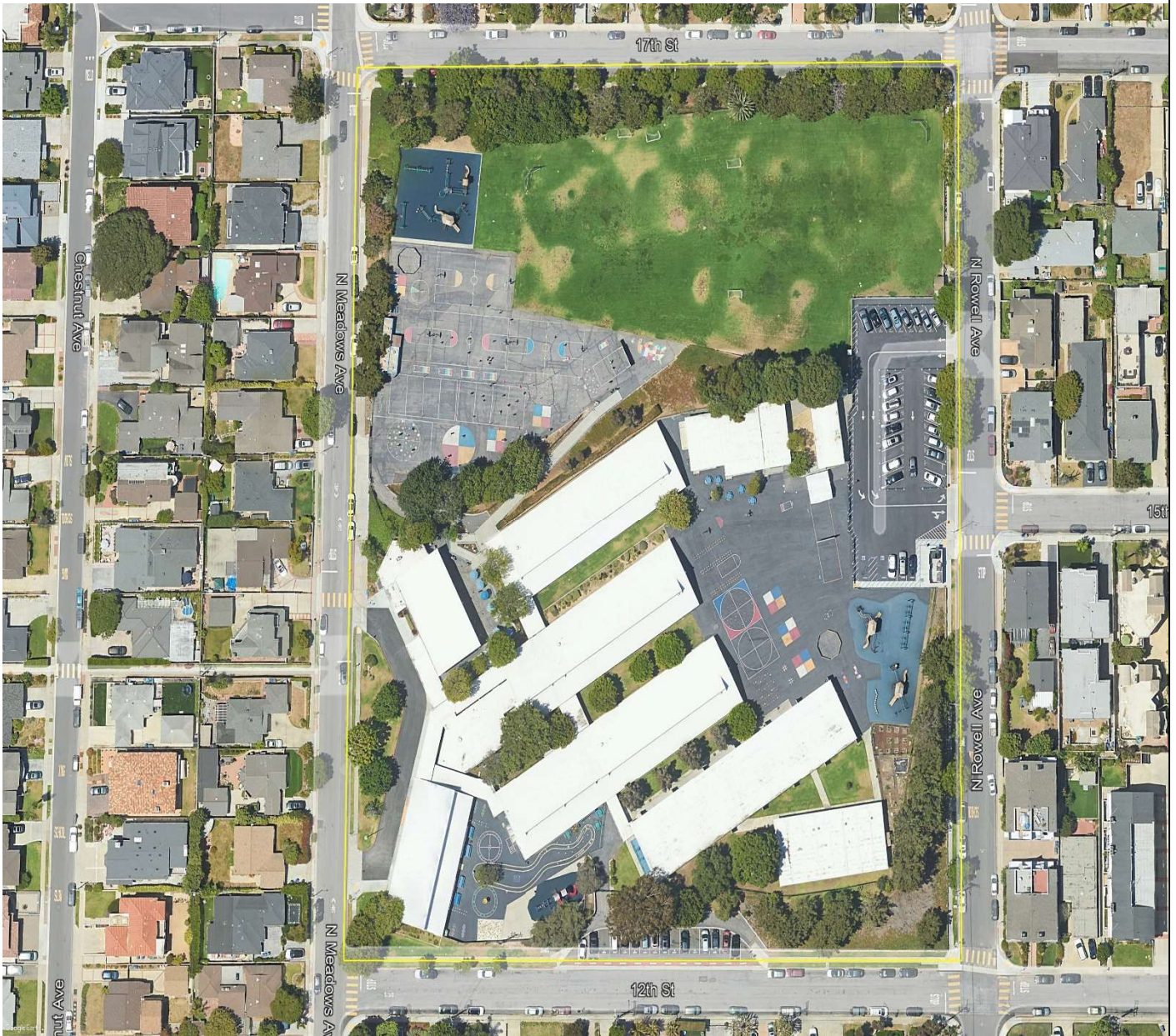
16. Appendices

- Appendix A: Site Plan(s)
- Appendix B: Pre-Survey Questionnaire(s)
- Appendix C: Accessibility Review and Photos
- Appendix D: Component Condition Report
- Appendix E: Replacement Reserves

Appendix A:

Site Plan(s)

Site Plan



**BUREAU
VERITAS**

Project Number

166615.24R000-003.017

Project Name

Meadows Elementary School

Source

Google

On-Site Date

March 13, 2024



Appendix B:

Pre-Survey Questionnaire(s)

NO PSQ PROVIDED

Appendix C:

Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Meadows Elementary School

BV Project Number: 166615.24R000-003.017

Abbreviated Accessibility Checklist

Facility History & Interview

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

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



OVERVIEW OF ACCESSIBLE PARKING AREA

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

Abbreviated Accessibility Checklist

Exterior Accessible Route



2ND PATHWAY



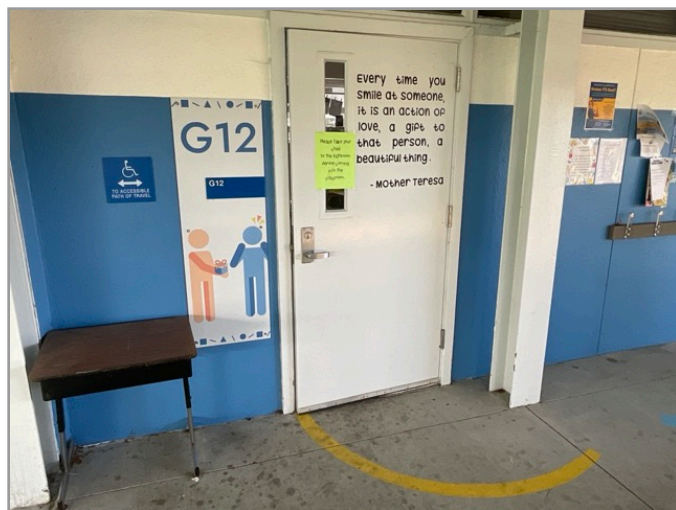
ACCESSIBLE PATH

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

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

Abbreviated Accessibility Checklist

Building Entrances



ACCESSIBLE ENTRANCE



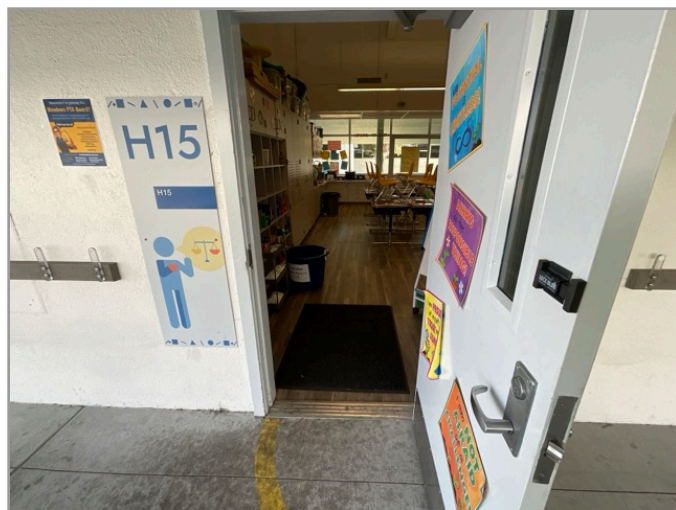
SIGNAGE

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

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

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH



DOOR HARDWARE

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

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

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

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

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools



ACCESSIBLE ROUTE TO PLAYGROUND



OVERVIEW OF PLAYGROUND

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

Appendix D: Component Condition Report

Component Condition Report | Meadows Elementary School / Building A (Cafeteria)

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Concrete	3,600 SF	30	7505842
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	32	10	7505844
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	7	25	7505840
Roofing						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	3,000 SF	10	7505866
Interiors						
C1070	Throughout building	Poor	Suspended Ceilings, Fiberglass Paneling	3,000 SF	2	7505848
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	4,500 SF	8	7505857
C2030	Kitchen	Fair	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	600 SF	5	7505855
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	2,300 SF	10	7505849
Plumbing						

Component Condition Report | Meadows Elementary School / Building A (Cafeteria)

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Floor	1	10	7505862
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	1	20	7505847
D2010	Utility closet	Fair	Water Heater, Gas, Residential	1	7	7505860
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	14	7505841
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	3,000 SF	20	7505863
D2010	Restrooms	Fair	Water Heater, Electric, Instant Hot	1	10	7505850
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	20	7505864
HVAC						
D3020	Utility closet	Fair	Furnace, Gas	1	5	7505845
Electrical						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	3,000 SF	25	7505861
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	3,000 SF	15	7505852
Fire Alarm & Electronic Systems						
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	3,000 SF	10	7505853

Component Condition Report | Meadows Elementary School / Building A (Cafeteria)

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	3,000 SF	10	7505846
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	7	7505859
E1030	Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	7	7505851
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	10	7505867
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	7	7505865
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	2	5	7505858
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	10	7505843
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	7	7505854
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	4	15	7505856

Component Condition Report | Meadows Elementary School / Building B (Classroom 3-6)

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Concrete	4,000 SF	30	7649526
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	4,000 SF	3	7505830
B2020	Building Exterior	Fair	Window, Steel, 16-25 SF	122	11	7505829
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	6	4	7505836
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	4	4	7505835
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	4,500 SF	11	7505839
Interiors						
C1070	Classrooms	Fair	Suspended Ceilings, Fiberglass Paneling	4,271 SF	3	7505820
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	10	15	7505828
C2010	Classrooms	Fair	Wall Finishes, any surface, Prep & Paint	6,000 SF	5	7505832
C2030	Classrooms	Fair	Flooring, Vinyl Sheeting	4,271 SF	11	7505831
Plumbing						

Component Condition Report | Meadows Elementary School / Building B (Classroom 3-6)

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	4,271 SF	20	7505837
D2010	Mechanical room	Fair	Sink/Lavatory, Service Sink, Floor	1	10	7505822
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	4	25	7505824
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	2	10	7505826
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	8	25	7505834
D2010	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	4	25	7505838
D2010	Mechanical room	Fair	Water Heater, Gas, Residential	1	3	7505825
Electrical						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	4,271 SF	15	7505833
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	4,271 SF	3	7505827
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	4,271 SF	15	7505823
Equipment & Furnishings						

Component Condition Report | Meadows Elementary School / Building B (Classroom 3-6)

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E2010	Classrooms	Fair	Casework, Countertop, Plastic Laminate	60 LF	11	7505821
E2010	Classrooms	Fair	Casework, Cabinetry Economy	120 LF	11	7505819

Component Condition Report | Meadows Elementary School / Building C (Classroom 25-27)

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Plywood/OSB	3,000 SF	9	7505789
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	8	9	7505793
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	4	25	7505784
Roofing						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	4,300 SF	5	7505781
Interiors						
C1070	Classrooms	Fair	Suspended Ceilings, Acoustical Tile (ACT)	4,300 SF	9	7505788
C2010	Classrooms	Fair	Wall Finishes, Wallpaper	6,000 SF	7	7505802
C2030	Classrooms	Fair	Flooring, Vinyl Sheeting	1,000 SF	7	7505798

Component Condition Report | Meadows Elementary School / Building C (Classroom 25-27)

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	4,300 SF	10	7505797
Equipment & Furnishings						
E2010	Classrooms	Fair	Casework, Cabinetry Economy	136 LF	10	7505786
E2010	Classrooms	Fair	Casework, Countertop, Plastic Laminate	110 LF	7	7505791
Pedestrian Plazas & Walkways						
G2030	Site	Fair	Site Stairs & Ramps, Steps, Concrete (per LF of nosing)	100 LF	30	7505794
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	3	15	7505790

Component Condition Report | Meadows Elementary School / Building J (Classroom 22-24)

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Plywood/OSB	3,000 SF	10	7649525
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	3,000 SF	2	7505957

Component Condition Report | Meadows Elementary School / Building J (Classroom 22-24)

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	9	3	7505958
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	4	4	7505952
Roofing						
B3010	Roof	Poor	Roofing, Modified Bitumen	5,000 SF	2	7505965
Interiors						
C1030	Library	Fair	Interior Door, Wood, Solid-Core	1	25	7505964
C1070	Library	Fair	Suspended Ceilings, Acoustical Tile (ACT)	5,000 SF	3	7505962
C2010	Library	Fair	Wall Finishes, Wallpaper	6,500 SF	6	7505956
C2030	Library	Fair	Flooring, Vinyl Tile (VCT)	3,000 SF	7	7505960
C2030	Library	Fair	Flooring, Carpet, Commercial Standard	2,000 SF	4	7505950
HVAC						
D3030	Library	Good	Heat Pump, Packaged & Wall-Mounted	4	16	7505949
Electrical						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	5,000 SF	20	7505959
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	5,000 SF	3	7505953

Component Condition Report | Meadows Elementary School / Building J (Classroom 22-24)

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Alarm & Electronic Systems						
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	5,000 SF	10	7505954
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	5,000 SF	10	7505948
Equipment & Furnishings						
E2010	Library	Fair	Casework, Cabinetry Economy	122 LF	4	7505961
E2010	Library	Fair	Casework, Cabinetry Economy	30 LF	4	7505963
E2010	Library	Fair	Casework, Countertop, Plastic Laminate	40 LF	4	7505955
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	1	3	7505951

Component Condition Report | Meadows Elementary School / Building K (Classroom 28)

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	1,500 SF	3	7505815

Component Condition Report | Meadows Elementary School / Building K (Classroom 28)

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2010	Building Exterior	Fair	Exterior Walls, Plywood/OSB	1,500 SF	10	7649527
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	2	3	7505808
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	1	4	7505807
Roofing						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	1,000 SF	3	7505806
Interiors						
C1070	Classrooms	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,000 SF	15	7505816
C2010	Classrooms	Fair	Wall Finishes, Wallpaper	1,200 SF	7	7505818
C2030	Classrooms	Fair	Flooring, Vinyl Tile (VCT)	1,000 SF	3	7505811
Plumbing						
D2010	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	20	7505803
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	1,000 SF	25	7505805
HVAC						
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted	1	2	7505817

Component Condition Report | Meadows Elementary School / Building K (Classroom 28)

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Electrical						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	1,000 SF	25	7505810
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	1,000 SF	3	7505804
Fire Alarm & Electronic Systems						
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	1,000 SF	10	7505809
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	1,000 SF	10	7505812
Pedestrian Plazas & Walkways						
G2030	Site	Fair	Site Stairs & Ramps, Steps, Concrete (per LF of nosing)	25 LF	30	7505814
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	1	3	7505813

Component Condition Report | Meadows Elementary School / Classroom 1-2

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Concrete	1,900 SF	30	7505975
B2010	Building Exterior	Poor	Exterior Walls, Plywood/OSB	800 SF	2	7505978
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	141	11	7505988
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	4	3	7505970
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	2	4	7505987
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	3,000 SF	11	7505972
Interiors						
C1030	Throughout building	Fair	Interior Door, Steel, Standard	6	25	7505973
C1070	Classrooms	Fair	Suspended Ceilings, Fiberglass Paneling	3,000 SF	5	7505990
C2010	Classrooms	Fair	Wall Finishes, any surface, Prep & Paint	4,000 SF	7	7505985
C2030	Restrooms	Fair	Flooring, Ceramic Tile	150 SF	35	7505971

Component Condition Report | Meadows Elementary School / Classroom 1-2

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Classrooms	Fair	Flooring, Vinyl Tile (VCT)	1,600 SF	3	7505979
C2030	Classrooms	Poor	Flooring, Carpet, Commercial Standard	1,100 SF	2	7505984
Plumbing						
D2010	Restrooms	Fair	Toilet, Child-Sized	2	25	7505966
D2010	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	25	7505983
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	3,000 SF	20	7505989
D2010	Classrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	4	25	7505977
D2010	Classrooms	Fair	Drinking Fountain, Wall-Mounted, Single-Level	2	4	7505967
HVAC						
D3030	Throughout building	Good	Heat Pump, Packaged & Wall-Mounted	2	16	7505982
Electrical						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	3,000 SF	20	7505969
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	3,000 SF	2	7505968
Fire Alarm & Electronic Systems						

Component Condition Report | Meadows Elementary School / Classroom 1-2

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D7030	Building exterior	Fair	Security/Surveillance System, Full System Upgrade, Average Density	3,000 SF	10	7505976
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	3,000 SF	10	7505974
Equipment & Furnishings						
E2010	Classrooms	Fair	Casework, Cabinetry Economy	130 LF	11	7505981
E2010	Classrooms	Fair	Casework, Countertop, Plastic Laminate	50 LF	2	7505986
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	6	3	7505980

Component Condition Report | Meadows Elementary School / Classroom 11-15

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Concrete	3,000 SF	30	7505918
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	214	14	7505916

Component Condition Report | Meadows Elementary School / Classroom 11-15

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	9	25	7505910
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	3	25	7505912
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	5,536 SF	7	7505917
Interiors						
C1070	Classrooms	Fair	Suspended Ceilings, Fiberglass Paneling	5,536 SF	15	7505922
C2010	Classrooms	Fair	Wall Finishes, any surface, Prep & Paint	7,500 SF	5	7505907
C2030	Classrooms	Fair	Flooring, Vinyl Tile (VCT)	5,536 SF	10	7505924
C2030	Restrooms	Fair	Flooring, Ceramic Tile	100 SF	25	7505919
Plumbing						
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	6	25	7505909
D2010	Utility closet	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	5,536 SF	20	7505902
D2010	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	5	25	7505908
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	4	25	7505903
D2010	Utility closet	Fair	Water Heater, Gas, Residential	1	7	7505923

Component Condition Report | Meadows Elementary School / Classroom 11-15

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Floor	1	10	7505920
HVAC						
D3030	Classrooms	Fair	Split System, Fan Coil Unit, DX	3	10	7505904
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	3	10	7505921
D3030	Throughout building	Good	Heat Pump, Packaged & Wall-Mounted	1	16	7505915
Electrical						
D5030	Utility closet	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	5,536 SF	35	7505913
Fire Alarm & Electronic Systems						
D7030	Building exterior	Fair	Security/Surveillance System, Full System Upgrade, Average Density	5,536 SF	10	7505906
D7050	Building exterior	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	5,536 SF	10	7505905
Equipment & Furnishings						
E2010	Classrooms	Fair	Casework, Cabinetry Economy	200 LF	15	7505911
E2010	Classrooms	Fair	Casework, Countertop, Plastic Laminate	100 LF	10	7505914

Component Condition Report | Meadows Elementary School / Classroom 16-21

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	5,000 SF	4	7505936
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, up to 15 SF	294	11	7505934
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	25	12	7505925
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	9	25	7505937
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	6,000 SF	11	7505939
Interiors						
C1070	Classrooms	Fair	Suspended Ceilings, Acoustical Tile (ACT)	300 SF	15	7505931
C1070	Classrooms	Poor	Suspended Ceilings, Fiberglass Paneling	5,849 SF	2	7505938
C2010	Classrooms	Fair	Wall Finishes, any surface, Prep & Paint	8,000 SF	7	7505930
C2030	Classrooms	Fair	Flooring, Vinyl Sheeting	5,849 SF	10	7505935
Plumbing						
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	5,849 SF	20	7505942

Component Condition Report | Meadows Elementary School / Classroom 16-21

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	6	25	7505928
HVAC						
D3030	Building exterior	Good	Heat Pump, Packaged & Wall-Mounted	6	16	7505933
Electrical						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	5,849 SF	35	7505940
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	5,849 SF	3	7505926
Fire Alarm & Electronic Systems						
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	5,849 SF	10	7505929
Equipment & Furnishings						
E2010	Classrooms	Fair	Casework, Countertop, Plastic Laminate	72 LF	3	7505943
E2010	Classrooms	Fair	Casework, Cabinetry Economy	90 LF	3	7505927
E2010	Classrooms	Fair	Casework, Cabinetry Economy	10 LF	15	7505941
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	1	15	7505932

Component Condition Report | Meadows Elementary School / Office & Classroom 7-10

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	4,000 SF	3	7505878
B2010	Building Exterior	Fair	Exterior Walls, Concrete	4,000 SF	30	7649528
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	168	12	7505883
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, up to 15 SF	28	3	7505887
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	10	5	7505901
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	4	3	7505893
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	6,500 SF	3	7505881
Interiors						
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	6,282 SF	15	7505875
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	3	15	7505870
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	600 SF	35	7505877

Component Condition Report | Meadows Elementary School / Office & Classroom 7-10

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	9,500 SF	7	7505882
C2030	Restrooms	Fair	Flooring, Ceramic Tile	450 SF	35	7505869
C2030	Classrooms	Fair	Flooring, Vinyl Sheeting	3,600 SF	10	7505895
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	1,850 SF	7	7505884
C2030	Restrooms	Fair	Flooring, Ceramic Tile	450 SF	35	7505876
Plumbing						
D2010	Utility closet	Fair	Water Heater, Gas, Residential	1	3	7505892
D2010	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	4	25	7505888
D2010	Workroom	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	25	7505899
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	2	10	7505897
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	6,282 SF	20	7505890
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	5	25	7505873
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	4	25	7505871
D2010	Restrooms	Fair	Urinal, Standard	1	25	7505896
HVAC						

Component Condition Report | Meadows Elementary School / Office & Classroom 7-10

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3020	Utility closet	Fair	Furnace, Gas	1	15	7505900
Electrical						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	6,282 SF	35	7505879
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	6,282 SF	4	7505898
Fire Alarm & Electronic Systems						
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	6,282 SF	10	7505874
D7050	Office	Fair	Fire Alarm Panel, Fully Addressable	1	10	7505880
Equipment & Furnishings						
E2010	Classrooms	Fair	Casework, Cabinetry Economy	160 LF	3	7505872
E2010	Workroom	Fair	Casework, Countertop, Plastic Laminate	140 LF	3	7505894
E2010	Classrooms	Fair	Casework, Countertop, Plastic Laminate	80 LF	10	7505889
E2010	Workroom	Fair	Casework, Cabinetry Economy	165 LF	15	7505886
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	7	15	7505868

Component Condition Report | Meadows Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	25,000 SF	10	7498326
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	25,000 SF	2	7498323
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	22,000 SF	30	7498328
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	30,000 SF	5	7498325
G2050	Site	Fair	Playfield Surfaces, Chips Rubber, 6" Depth	5,000 SF	6	7498324
G2050	Site	Fair	Playfield Surfaces, Chips Rubber, 3" Depth	1,200 SF	7	7498327

Appendix E:

Replacement Reserves

Replacement Reserves Report

6/14/2024

Location	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Meadows Elementary School	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Meadows Elementary School / Building A (Cafeteria)	\$0	\$0	\$53,851	\$0	\$0	\$57,223	\$0	\$19,283	\$9,645	\$0
Meadows Elementary School / Building B (Classroom 3-6)	\$0	\$0	\$0	\$159,222	\$16,758	\$11,769	\$0	\$0	\$0	\$0
Meadows Elementary School / Building C (Classroom 25-27)	\$0	\$0	\$0	\$0	\$0	\$53,732	\$0	\$35,654	\$0	\$94,930
Meadows Elementary School / Building J (Classroom 22-24)	\$0	\$0	\$105,908	\$91,982	\$78,079	\$0	\$19,261	\$20,809	\$0	\$0
Meadows Elementary School / Building K (Classroom 28)	\$0	\$0	\$7,898	\$33,465	\$2,285	\$0	\$0	\$3,662	\$0	\$0
Meadows Elementary School / Classroom 11-15	\$0	\$0	\$0	\$0	\$0	\$14,711	\$0	\$79,055	\$0	\$0
Meadows Elementary School / Classroom 1-2	\$0	\$0	\$41,376	\$25,885	\$9,522	\$58,845	\$0	\$8,324	\$0	\$0
Meadows Elementary School / Classroom 16-21	\$0	\$0	\$157,488	\$58,486	\$28,565	\$0	\$0	\$16,648	\$0	\$0
Meadows Elementary School / Office & Classroom 7-10	\$0	\$0	\$0	\$252,744	\$25,123	\$7,846	\$0	\$39,018	\$0	\$0
Meadows Elementary School / Site	\$0	\$0	\$13,463	\$0	\$0	\$137,304	\$47,141	\$21,434	\$0	\$0
Grand Total	\$0	\$0	\$379,984	\$621,784	\$160,332	\$341,430	\$66,402	\$243,887	\$9,645	\$94,930

Meadows Elementary School

Meadows Elementary School / Building A (Cafeteria)

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	* Subtotal	2024	2025	2026
B2020	7505844	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	20	10	32	EA	\$1,071.60	\$34,291			
B3010	7505866	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	10	10	3000	SF	\$4.29	\$12,859			
C1070	7505848	Suspended Ceilings, Fiberglass Paneling, Replace	25	23	2	3000	SF	\$16.92	\$50,760			\$50,760
C2010	7505857	Wall Finishes, any surface, Prep & Paint	10	2	8	4500	SF	\$1.69	\$7,614			
C2030	7505855	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	5	5	600	SF	\$13.54	\$8,122			
C2030	7505849	Flooring, Vinyl Tile (VCT), Replace	15	5	10	2300	SF	\$5.64	\$12,972			
D2010	7505860	Water Heater, Gas, Residential, Replace	15	8	7	1	EA	\$1,466.40	\$1,466			
D2010	7505850	Water Heater, Electric, Instant Hot, Replace	15	5	10	1	EA	\$1,128.00	\$1,128			

Replacement Reserves Report

6/14/2024

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026
D2010	7505863	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	20	20	3000	SF	\$5.64	\$16,920			
D2010	7505862	Sink/Lavatory, Service Sink, Floor, Replace	35	25	10	1	EA	\$902.40	\$902			
D2010	7505841	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	16	14	1	EA	\$1,692.00	\$1,692			
D2010	7505847	Toilet, Commercial Water Closet, Replace	30	10	20	1	EA	\$1,466.40	\$1,466			
D2010	7505864	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	10	20	1	EA	\$2,820.00	\$2,820			
D3020	7505845	Furnace, Gas, Replace	20	15	5	1	EA	\$22,560.00	\$22,560			
D5040	7505852	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	5	15	3000	SF	\$2.37	\$7,106			
D7030	7505853	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	5	10	3000	SF	\$2.26	\$6,768			
D7050	7505846	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	10	10	3000	SF	\$3.38	\$10,152			
E1030	7505858	Foodservice Equipment, Convection Oven, Double, Replace	10	5	5	2	EA	\$9,339.84	\$18,680			
E1030	7505859	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	8	7	1	EA	\$1,917.60	\$1,918			
E1030	7505851	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	8	7	1	EA	\$5,301.60	\$5,302			
E1030	7505854	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	8	7	1	EA	\$1,917.60	\$1,918			
E1030	7505865	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	8	7	1	EA	\$5,076.00	\$5,076			
E1030	7505867	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	5	10	1	EA	\$3,045.60	\$3,046			
E1030	7505843	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	5	10	1	EA	\$5,188.80	\$5,189			
G4050	7505856	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	5	15	4	EA	\$676.80	\$2,707			
Totals, Unescalated										\$0	\$0	\$50,760
Totals, Escalated (3.0% inflation, compounded annually)										\$0	\$0	\$53,851

Meadows Elementary School / Building B (Classroom 3-6)

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026
B2010	7505830	Exterior Walls, any painted surface, Prep & Paint	10	7	3	4000	SF	\$5.08	\$20,304			
B2020	7505829	Window, Steel, 16-25 SF, Replace	30	19	11	122	EA	\$2,397.00	\$292,434			

Replacement Reserves Report

6/14/2024

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026
B2050	7505836	Exterior Door, Steel, Standard, Replace	40	36	4	6	EA	\$1,015.20	\$6,091			
B2050	7505835	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	26	4	4	EA	\$2,199.60	\$8,798			
B3010	7505839	Roofing, Modified Bitumen, Replace	20	9	11	4500	SF	\$16.92	\$76,140			
C1070	7505820	Suspended Ceilings, Fiberglass Paneling, Replace	25	22	3	4271	SF	\$25.38	\$108,398			\$11
C1090	7505828	Toilet Partitions, Plastic/Laminate, Replace	20	5	15	10	EA	\$846.00	\$8,460			
C2010	7505832	Wall Finishes, any surface, Prep & Paint	10	5	5	6000	SF	\$1.69	\$10,152			
C2030	7505831	Flooring, Vinyl Sheeting, Replace	15	4	11	4271	SF	\$11.84	\$50,586			
D2010	7505825	Water Heater, Gas, Residential, Replace	15	12	3	1	EA	\$1,833.00	\$1,833			\$1
D2010	7505837	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	20	20	4271	SF	\$5.64	\$24,088			
D2010	7505826	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	5	10	2	EA	\$1,692.00	\$3,384			
D2010	7505822	Sink/Lavatory, Service Sink, Floor, Replace	35	25	10	1	EA	\$902.40	\$902			
D5030	7505833	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	25	15	4271	SF	\$2.82	\$12,044			
D5040	7505827	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	17	3	4271	SF	\$3.55	\$15,176			\$
D7050	7505823	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	5	15	4271	SF	\$3.38	\$14,453			
E2010	7505819	Casework, Cabinetry Economy, Replace	20	9	11	120	LF	\$296.10	\$35,532			
E2010	7505821	Casework, Countertop, Plastic Laminate, Replace	15	4	11	60	LF	\$84.60	\$5,076			
Totals, Unescalated										\$0	\$0	\$0 \$1
Totals, Escalated (3.0% inflation, compounded annually)										\$0	\$0	\$0 \$1

Meadows Elementary School / Building C (Classroom 25-27)

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026
B2010	7505789	Exterior Walls, Plywood/OSB, Replace	20	11	9	3000	SF	\$8.46	\$25,380			
B2020	7505793	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	21	9	8	EA	\$1,071.60	\$8,573			
B3010	7505781	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	15	5	4300	SF	\$4.29	\$18,432			

Replacement Reserves Report

6/14/2024

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal 2024	2025	2026
C1070	7505788	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	16	9	4300	SF	\$3.95	\$16,976		
C2010	7505802	Wall Finishes, Wallpaper, Replace	15	8	7	6000	SF	\$2.48	\$14,890		
C2030	7505798	Flooring, Vinyl Sheeting, Replace	15	8	7	1000	SF	\$7.90	\$7,896		
C2030	7505783	Flooring, Vinyl Sheeting, Replace	15	5	10	360	SF	\$7.90	\$2,843		
C2030	7505787	Flooring, Carpet, Commercial Standard, Replace	10	5	5	3300	SF	\$8.46	\$27,918		
D2010	7505795	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	30	10	4300	SF	\$5.64	\$24,252		
D2010	7505800	Toilet, Child-Sized, Replace	30	15	15	3	EA	\$1,015.20	\$3,046		
D2010	7505799	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	15	15	2	EA	\$1,240.80	\$2,482		
D2010	7505801	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	15	15	3	EA	\$1,692.00	\$5,076		
D2010	7505782	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	15	15	1	EA	\$1,353.60	\$1,354		
D3030	7505796	Heat Pump, Packaged & Wall-Mounted, Replace	20	5	15	3	EA	\$7,444.80	\$22,334		
D5040	7505785	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	11	9	4300	SF	\$5.08	\$21,827		
D7050	7505797	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	10	10	4300	SF	\$3.38	\$14,551		
E2010	7505791	Casework, Countertop, Plastic Laminate, Replace	15	8	7	110	LF	\$56.40	\$6,204		
E2010	7505786	Casework, Cabinetry Economy, Replace	20	10	10	136	LF	\$197.40	\$26,846		
G4050	7505790	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	5	15	3	EA	\$676.80	\$2,030		
Totals, Unescalated									\$0	\$0	\$0
Totals, Escalated (3.0% inflation, compounded annually)									\$0	\$0	\$0

Meadows Elementary School / Building J (Classroom 22-24)

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal 2024	2025	2026
B2010	7505957	Exterior Walls, any painted surface, Prep & Paint	10	8	2	3000	SF	\$5.08	\$15,228		\$15,228
B2010	7649525	Exterior Walls, Plywood/OSB, Replace	20	10	10	3000	SF	\$8.46	\$25,380		
B2020	7505958	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	27	3	9	EA	\$1,607.40	\$14,467		

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Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal 2024	2025	2026	
B2050	7505952	Exterior Door, Steel, Standard, Replace	40	36	4	4	EA	\$1,015.20	\$4,061			
B3010	7505965	Roofing, Modified Bitumen, Replace	20	18	2	5000	SF	\$16.92	\$84,600		\$84,600	
C1070	7505962	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	22	3	5000	SF	\$5.92	\$29,610			
C2010	7505956	Wall Finishes, Wallpaper, Replace	15	9	6	6500	SF	\$2.48	\$16,130			
C2030	7505960	Flooring, Vinyl Tile (VCT), Replace	15	8	7	3000	SF	\$5.64	\$16,920			
C2030	7505950	Flooring, Carpet, Commercial Standard, Replace	10	6	4	2000	SF	\$8.46	\$16,920			
D3030	7505949	Heat Pump, Packaged & Wall-Mounted, Replace	20	4	16	4	EA	\$7,444.80	\$29,779			
D5030	7505959	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	5000	SF	\$2.82	\$14,100			
D5040	7505953	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	17	3	5000	SF	\$7.61	\$38,070			
D7030	7505954	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	5	10	5000	SF	\$2.26	\$11,280			
D7050	7505948	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	10	10	5000	SF	\$2.26	\$11,280			
E2010	7505963	Casework, Cabinetry Economy, Replace	20	16	4	30	LF	\$296.10	\$8,883			
E2010	7505955	Casework, Countertop, Plastic Laminate, Replace	15	11	4	40	LF	\$84.60	\$3,384			
E2010	7505961	Casework, Cabinetry Economy, Replace	20	16	4	122	LF	\$296.10	\$36,124			
G4050	7505951	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	17	3	1	EA	\$2,030.40	\$2,030			
Totals, Unescalated										\$0	\$0	\$99,828
Totals, Escalated (3.0% inflation, compounded annually)										\$0	\$0	\$105,908

Meadows Elementary School / Building K (Classroom 28)

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal2024	2025	2026
B2010	7505815	Exterior Walls, any painted surface, Prep & Paint	10	7	3	1500	SF	\$5.08	\$7,614		
B2010	7649527	Exterior Walls, Plywood/OSB, Replace	20	10	10	1500	SF	\$8.46	\$12,690		
B2020	7505808	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	27	3	2	EA	\$1,607.40	\$3,215		
B2050	7505807	Exterior Door, Steel, Standard, Replace	40	36	4	1	EA	\$2,030.40	\$2,030		

Replacement Reserves Report

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Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027
B3010	7505806	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	17	3	1000	SF	\$6.43	\$6,430				\$6,430
C1070	7505816	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	10	15	1000	SF	\$3.95	\$3,948				
C2010	7505818	Wall Finishes, Wallpaper, Replace	15	8	7	1200	SF	\$2.48	\$2,978				
C2030	7505811	Flooring, Vinyl Tile (VCT), Replace	15	12	3	1000	SF	\$8.46	\$8,460				\$8,460
D2010	7505803	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	10	20	2	EA	\$1,353.60	\$2,707				
D3030	7505817	Heat Pump, Packaged & Wall-Mounted, Replace	20	18	2	1	EA	\$7,444.80	\$7,445			\$7,445	
D5040	7505804	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	17	3	1000	SF	\$3.55	\$3,553				\$3,553
D7030	7505809	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	5	10	1000	SF	\$2.26	\$2,256				
D7050	7505812	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	10	10	1000	SF	\$3.38	\$3,384				
G4050	7505813	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	17	3	1	EA	\$1,353.60	\$1,354				\$1,354
Totals, Unescalated										\$0	\$0	\$7,445	\$30,000
Totals, Escalated (3.0% inflation, compounded annually)										\$0	\$0	\$7,898	\$33,000

Meadows Elementary School / Classroom 11-15

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027
B2020	7505916	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	16	14	214	EA	\$1,071.60	\$229,322				
B3010	7505917	Roofing, Modified Bitumen, Replace	20	13	7	5536	SF	\$11.28	\$62,446				
C1070	7505922	Suspended Ceilings, Fiberglass Paneling, Replace	25	10	15	5536	SF	\$16.92	\$93,669				
C2010	7505907	Wall Finishes, any surface, Prep & Paint	10	5	5	7500	SF	\$1.69	\$12,690				
C2030	7505924	Flooring, Vinyl Tile (VCT), Replace	15	5	10	5536	SF	\$5.64	\$31,223				
D2010	7505923	Water Heater, Gas, Residential, Replace	15	8	7	1	EA	\$1,833.00	\$1,833				
D2010	7505902	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	20	20	5536	SF	\$5.64	\$31,223				
D2010	7505920	Sink/Lavatory, Service Sink, Floor, Replace	35	25	10	1	EA	\$902.40	\$902				
D3030	7505904	Split System, Fan Coil Unit, DX, Replace	15	5	10	3	EA	\$2,368.80	\$7,106				

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Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027
D3030	7505921	Split System, Condensing Unit/Heat Pump, Replace	15	5	10	3	EA	\$4,286.40	\$12,859				
D3030	7505915	Heat Pump, Packaged & Wall-Mounted, Replace	20	4	16	1	EA	\$9,306.00	\$9,306				
D7030	7505906	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	5	10	5536	SF	\$2.26	\$12,489				
D7050	7505905	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	10	10	5536	SF	\$3.38	\$18,734				
E2010	7505914	Casework, Countertop, Plastic Laminate, Replace	15	5	10	100	LF	\$56.40	\$5,640				
E2010	7505911	Casework, Cabinetry Economy, Replace	20	5	15	200	LF	\$197.40	\$39,480				
Totals, Unescalated										\$0	\$0	\$0	
Totals, Escalated (3.0% inflation, compounded annually)										\$0	\$0	\$0	

Meadows Elementary School / Classroom 1-2

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027
B2010	7505978	Exterior Walls, Plywood/OSB, Replace	20	18	2	800	SF	\$12.69	\$10,152			\$10,152	
B2020	7505988	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	19	11	141	EA	\$1,607.40	\$226,643				
B2050	7505970	Exterior Door, Steel, Standard, Replace	40	37	3	4	EA	\$1,015.20	\$4,061				\$
B2050	7505987	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	26	4	2	EA	\$2,199.60	\$4,399				
B3010	7505972	Roofing, Modified Bitumen, Replace	20	9	11	3000	SF	\$16.92	\$50,760				
C1070	7505990	Suspended Ceilings, Fiberglass Paneling, Replace	25	20	5	3000	SF	\$16.92	\$50,760				
C2010	7505985	Wall Finishes, any surface, Prep & Paint	10	3	7	4000	SF	\$1.69	\$6,768				
C2030	7505979	Flooring, Vinyl Tile (VCT), Replace	15	12	3	1600	SF	\$8.46	\$13,536				\$1
C2030	7505984	Flooring, Carpet, Commercial Standard, Replace	10	8	2	1100	SF	\$12.69	\$13,959			\$13,959	
D2010	7505989	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	20	20	3000	SF	\$5.64	\$16,920				
D2010	7505967	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	11	4	2	EA	\$2,030.40	\$4,061				
D3030	7505982	Heat Pump, Packaged & Wall-Mounted, Replace	20	4	16	2	EA	\$9,306.00	\$18,612				
D5030	7505969	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	3000	SF	\$2.82	\$8,460				

Replacement Reserves Report

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Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	
D5040	7505968	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	18	2	3000	SF	\$3.55	\$10,660			\$10,660	
D7030	7505976	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	5	10	3000	SF	\$2.26	\$6,768				
D7050	7505974	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	10	10	3000	SF	\$3.38	\$10,152				
E2010	7505986	Casework, Countertop, Plastic Laminate, Replace	15	13	2	50	LF	\$84.60	\$4,230			\$4,230	
E2010	7505981	Casework, Cabinetry Economy, Replace	20	9	11	130	LF	\$296.10	\$38,493				
G4050	7505980	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	17	3	6	EA	\$1,015.20	\$6,091			\$	
Totals, Unescalated										\$0	\$0	\$39,001	\$2
Totals, Escalated (3.0% inflation, compounded annually)										\$0	\$0	\$41,376	\$2

Meadows Elementary School / Classroom 16-21

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026
B2010	7505936	Exterior Walls, any painted surface, Prep & Paint	10	6	4	5000	SF	\$5.08	\$25,380			
B2020	7505934	Window, Aluminum Double-Glazed, up to 15 SF, Replace	30	19	11	294	EA	\$1,099.80	\$323,341			
B2020	7505925	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	18	12	25	EA	\$1,071.60	\$26,790			
B3010	7505939	Roofing, Modified Bitumen, Replace	20	9	11	6000	SF	\$16.92	\$101,520			
C1070	7505938	Suspended Ceilings, Fiberglass Paneling, Replace	25	23	2	5849	SF	\$25.38	\$148,448			\$148,448
C1070	7505931	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	10	15	300	SF	\$3.95	\$1,184			
C2010	7505930	Wall Finishes, any surface, Prep & Paint	10	3	7	8000	SF	\$1.69	\$13,536			
C2030	7505935	Flooring, Vinyl Sheeting, Replace	15	5	10	5849	SF	\$7.90	\$46,184			
D2010	7505942	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	20	20	5849	SF	\$5.64	\$32,988			
D3030	7505933	Heat Pump, Packaged & Wall-Mounted, Replace	20	4	16	6	EA	\$9,306.00	\$55,836			
D5040	7505926	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	17	3	5849	SF	\$3.55	\$20,783			\$20,783
D7030	7505929	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	5	10	5849	SF	\$2.26	\$13,195			
E2010	7505943	Casework, Countertop, Plastic Laminate, Replace	15	12	3	72	LF	\$84.60	\$6,091			\$6,091

Replacement Reserves Report

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Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026
E2010	7505927	Casework, Cabinetry Economy, Replace	20	17	3	90	LF	\$296.10	\$26,649			\$2
E2010	7505941	Casework, Cabinetry Economy, Replace	20	5	15	10	LF	\$197.40	\$1,974			
G4050	7505932	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	5	15	1	EA	\$676.80	\$677			
Totals, Unescalated										\$0	\$0	\$148,448 \$5
Totals, Escalated (3.0% inflation, compounded annually)										\$0	\$0	\$157,488 \$5

Meadows Elementary School / Office & Classroom 7-10

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026
B2010	7505878	Exterior Walls, any painted surface, Prep & Paint	10	7	3	4000	SF	\$5.08	\$20,304			\$2
B2020	7505887	Window, Aluminum Double-Glazed, up to 15 SF, Replace	30	27	3	28	EA	\$1,099.80	\$30,794			\$3
B2020	7505883	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	18	12	168	EA	\$1,607.40	\$270,043			
B2050	7505893	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	27	3	4	EA	\$2,199.60	\$8,798			\$
B2050	7505901	Exterior Door, Steel, Standard, Replace	40	35	5	10	EA	\$676.80	\$6,768			
B3010	7505881	Roofing, Modified Bitumen, Replace	20	17	3	6500	SF	\$16.92	\$109,980			\$10
C1070	7505875	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	10	15	6282	SF	\$3.95	\$24,801			
C1090	7505870	Toilet Partitions, Plastic/Laminate, Replace	20	5	15	3	EA	\$846.00	\$2,538			
C2010	7505882	Wall Finishes, any surface, Prep & Paint	10	3	7	9500	SF	\$1.69	\$16,074			
C2030	7505895	Flooring, Vinyl Sheeting, Replace	15	5	10	3600	SF	\$7.90	\$28,426			
C2030	7505884	Flooring, Carpet, Commercial Standard, Replace	10	3	7	1850	SF	\$8.46	\$15,651			
D2010	7505892	Water Heater, Gas, Residential, Replace	15	12	3	1	EA	\$2,199.60	\$2,200			\$
D2010	7505890	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	20	20	6282	SF	\$5.64	\$35,430			
D2010	7505897	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	5	10	2	EA	\$1,692.00	\$3,384			
D3020	7505900	Furnace, Gas, Replace	20	5	15	1	EA	\$4,737.60	\$4,738			
D5040	7505898	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	16	4	6282	SF	\$3.55	\$22,321			

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Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026
D7030	7505874	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	5	10	6282	SF	\$2.26	\$14,172			
D7050	7505880	Fire Alarm Panel, Fully Addressable, Replace	15	5	10	1	EA	\$16,920.00	\$16,920			
E2010	7505872	Casework, Cabinetry Economy, Replace	20	17	3	160	LF	\$296.10	\$47,376			\$4
E2010	7505894	Casework, Countertop, Plastic Laminate, Replace	15	12	3	140	LF	\$84.60	\$11,844			\$1
E2010	7505889	Casework, Countertop, Plastic Laminate, Replace	15	5	10	80	LF	\$56.40	\$4,512			
E2010	7505886	Casework, Cabinetry Economy, Replace	20	5	15	165	LF	\$197.40	\$32,571			
G4050	7505868	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	5	15	7	EA	\$676.80	\$4,738			
Totals, Unescalated										\$0	\$0	\$0 \$23
Totals, Escalated (3.0% inflation, compounded annually)										\$0	\$0	\$0 \$25

Meadows Elementary School / Site

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2
G2020	7498323	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	25000	SF	\$0.51	\$12,690			\$12,690	
G2020	7498326	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	15	10	25000	SF	\$3.95	\$98,700				
G2050	7498325	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	20	5	30000	SF	\$3.95	\$118,440				
G2050	7498324	Playfield Surfaces, Chips Rubber, 6" Depth, Replace	15	9	6	5000	SF	\$7.90	\$39,480				
G2050	7498327	Playfield Surfaces, Chips Rubber, 3" Depth, Replace	15	8	7	1200	SF	\$3.95	\$4,738				
Totals, Unescalated										\$0	\$0	\$12,690	
Totals, Escalated (3.0% inflation, compounded annually)										\$0	\$0	\$13,463	