

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

DLR Group

1650 Spruce Street, Suite 300
Riverside, California 92507
Beryl Mensonides



Miller Elementary
410 East Camino Colegio
Santa Maria, California 93454

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Bureau Veritas

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Elementary School
Number of Buildings	Seven
Main Address	410 East Camino Colegio, Santa Maria, California 93454
Site Developed	010-Admin/Library/Classrooms- 1972/renovated 2001 020-Classrooms-1986 030-Classrooms-1986 040-Classrooms-1986 050-Cafeteria-1986 060-Kindergarten – 1968/addition 1986 070-Offices – Unknown (relocated bank building) Relocatables-1985, 1996/97/98, 2015
Site Area	10.06 acres (estimated)
Parking Spaces	75 total spaces all in open lots; four of which are accessible
Outside Occupants / Leased Spaces	None
Date(s) of Visit	February 8-9, 2023
Management Point of Contact	DLR Group, Kevin Flemming 951.682.0470 kfleming@dlrgroup.com
On-site Point of Contact (POC)	James Michaelis
Assessment and Report Prepared By	Deborah Whitham
Reviewed By	Al Diefert Technical Report Reviewer For Gregg Young Program Manager Gregg.Young@bureauveritas.com 800.733.0660
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The oldest building on the campus appears to be the kindergarten room 060B. The administration/classroom building dates to 1972 with a significant modernization in 2001. The remaining buildings were constructed in 1986.

Architectural

The buildings constructed in 1986 have not been renovated since construction. For all the buildings, typical lifecycle interior finish, exterior finish and roofing are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Most MEPF systems and components have been replaced over time. The installation dates vary, but the majority of the units are well past their expected useful life (EUL). The stand-alone furnaces (the classrooms are not air conditioned) from the 1994 are reportedly functional and serviceable. The school is reportedly planning on installing heat pump A/C units in the near future. The MEPF infrastructure itself is generally in fair working condition with no major expenditures anticipated in the short term.

Site

The concrete parking lots are in good condition. The sidewalks have been sectionally replaced as needed over the years. The playgrounds and sport courts are generally in good condition.

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

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

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

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Miller Elementary / Building 010 (1972)	\$550	11,681	\$6,424,550	0.0%	2.6%	11.8%	16.4%
Miller Elementary / Building 020 (1986)	\$550	4,610	\$2,535,500	0.0%	4.8%	16.0%	18.3%
Miller Elementary / Building 030 (1986)	\$550	4,610	\$2,535,500	0.0%	2.3%	15.5%	17.4%
Miller Elementary / Building 040 (1986)	\$550	4,635	\$2,549,250	0.0%	5.9%	10.6%	13.3%
Miller Elementary / Building 050 (1986)	\$550	3,593	\$1,976,150	0.0%	9.5%	17.9%	27.3%
Miller Elementary / Building 060 (1968)	\$550	2,811	\$1,546,050	0.1%	5.5%	15.4%	18.8%
Miller Elementary / Building 070 (1986)	\$550	2,160	\$1,188,000	0.0%	4.1%	6.5%	30.9%

Campus Level FCI:

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

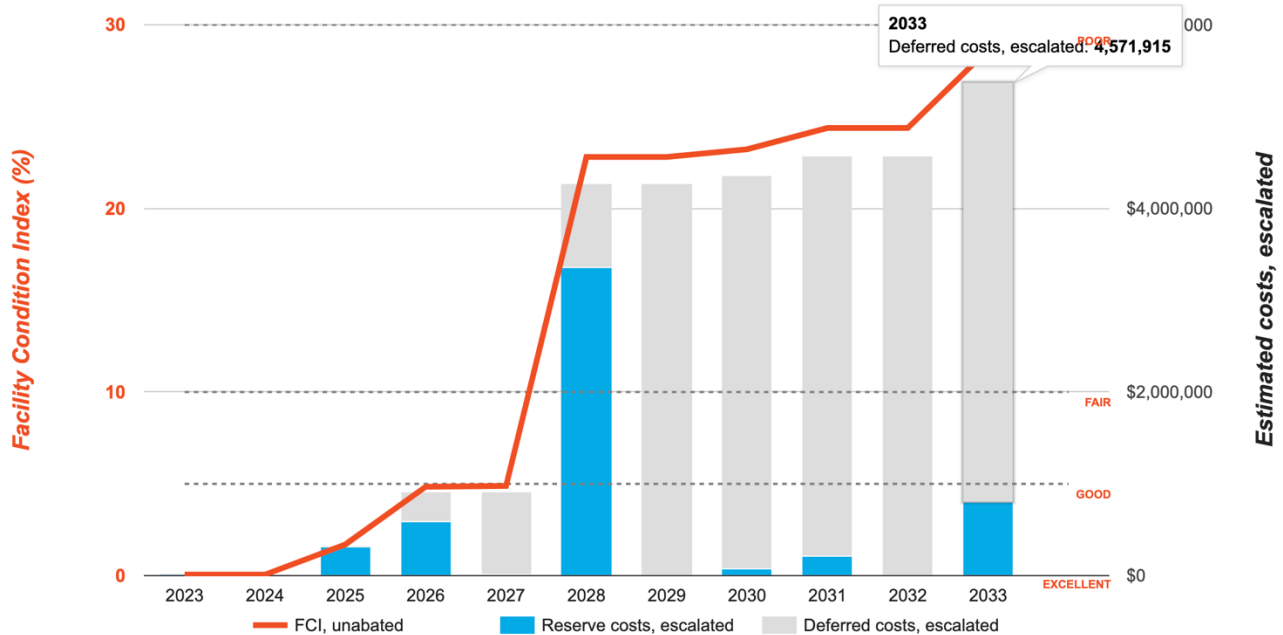
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Miller Elementary

Replacement Value: \$18,755,000

Inflation Rate: 3.0%

Average Needs per Year: \$488,500



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

Systems Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	\$30,347	\$305,140	\$335,923	\$202,160	\$873,570
Roofing	-	\$121,760	\$526,661	\$46,072	\$66,518	\$761,011
Interiors	-	\$126,201	\$362,100	\$237,373	\$815,414	\$1,541,088
Plumbing	\$1,205	-	\$129,935	\$158,258	\$596,557	\$885,955
HVAC	-	\$4,650	\$337,007	\$71,056	\$14,334	\$427,047
Fire Protection	-	-	-	-	-	-
Electrical	-	-	\$376,103	\$98,684	\$49,867	\$524,654
Fire Alarm & Electronic Systems	-	-	\$141,568	-	\$29,692	\$171,260
Equipment & Furnishings	-	-	\$30,144	\$24,934	\$42,154	\$97,232
Special Construction & Demo	-	-	\$1,402,702	\$8,087	\$782,577	\$2,193,366
Site Pavement	\$9,864	\$14,487	\$7,125	\$25,055	\$67,932	\$124,463
Site Utilities	-	-	\$8,384	\$9,719	\$4,346	\$22,449
Site Development	-	\$11,161	\$329,006	\$81,835	\$397,364	\$819,366
TOTALS (3% inflation)	\$11,100	\$308,700	\$3,955,900	\$1,097,000	\$3,069,000	\$8,441,700

Immediate Needs

Facility/Building	Total Items	Total Cost
Miller Elementary / Building 060	1	\$1,200
Miller Elementary / Site	1	\$9,900
Total	2	\$11,100

Building 060

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
5265533	Miller Elementary / Building 060	Restroom	D2010	Urinal, Standard, Replace	NA	Performance/Integrity	\$1,200
Total (1 items)							\$1,200

Site

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
5265407	Miller Elementary / Site	Site, west	G2030	Sidewalk, Concrete, Large Areas, Replace	Poor	Performance/Integrity	\$9,900
Total (1 items)							\$9,900

Key Findings



Sidewalk in Poor condition.

Concrete, Large Areas
Site Miller Elementary Site, west

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

Priority Score: **85.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$9,900

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The concrete sidewalk has been poorly patched with asphalt. The walkway is used heavily for drop off and is not level which presents trip hazards. - AssetCALC ID: 5265407



Urinal

Standard
Building 060 Miller Elementary Restroom

Uniformat Code: D2010
Recommendation: **Replace in 2023**

Priority Score: **83.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,200

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The replacement urinal is in the mechanical room waiting to be installed. - AssetCALC ID: 5265533

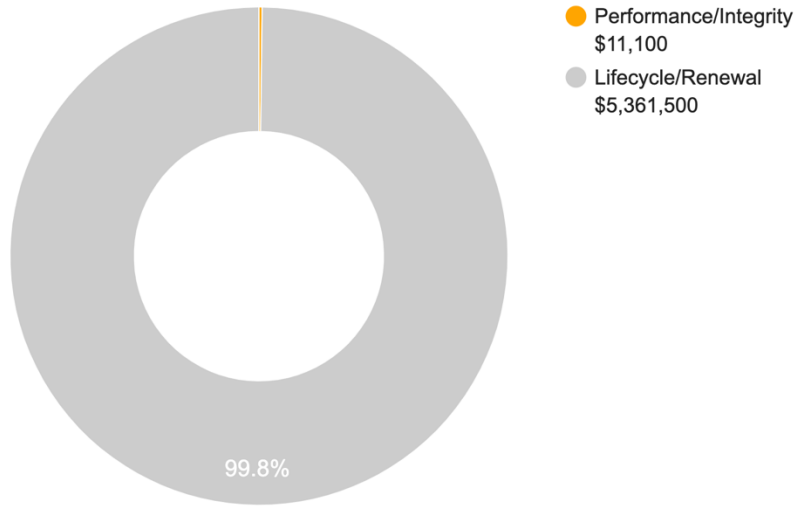
Plan Types

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

Plan Type Descriptions

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

Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$5,372,600

2. Building 010



Building 010: Systems Summary

Constructed/Renovated	1972/2001	
Building/Group Size	11,681 SF	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Façade	Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Primary: Flat construction with ballasted built-up roofing Secondary: Mansard construction with concrete tile roofing	Fair
Interiors	Walls: Painted gypsum board, vinyl, ceramic tile Floors: VCT, carpet, ceramic tile Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Electric domestic water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: Air handler with electric heat Supplemental components: Split system unit	Fair

Building 010: Systems Summary

Fire Suppression	Fire extinguishers, only	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Aged HVAC equipment	

3. Building 020



Building 020: Systems Summary

Constructed/Renovated	1986	
Building Size	4,610 SF, 6,331 with covered walkways	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Façade	Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Flat construction with ballasted built-up roofing	Fair
Interiors	Walls: Painted gypsum board, ceramic tile Floors: VCT, ceramic tile, ceramic tile Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: Stand-alone gas furnace (no A/C)	Fair

Building 020: Systems Summary

Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Aged HVAC equipment	

4. Building 030



Building 030: Systems Summary

Constructed/Renovated	1986
Building Size	4,610 SF, 6,341 with covered walkways
Number of Stories	One above grade
<i>System</i>	<i>Description</i> <i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation Fair
Façade	Wall Finish: Stucco Windows: Aluminum Fair
Roof	Flat construction with ballasted built-up roofing Fair
Interiors	Walls: Vinyl, ceramic tile Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board and ACT Fair
Elevators	None --
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: None Fixtures: Toilets, urinals and sinks in all restrooms Fair
HVAC	Non-Central System: Stand-alone gas furnace (no A/C) Fair

Building 030: Systems Summary

Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Aged HVAC equipment	

5. Building 040



Building 040: Systems Summary

Constructed/Renovated	1986	
Building Size	4,635 SF, 5,878 SF with covered walkways	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Façade	Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Gable construction with asphalt shingle roofing	Fair
Interiors	Walls: Painted gypsum board, ceramic tile Floors: VCT, carpet, ceramic tile Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Electric water heater with integral tank Fixtures: Toilets and sinks in all restrooms	Fair
HVAC	Non-Central System: Stand-alone gas furnace (no A/C)	Fair

Building 040: Systems Summary

Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Aged HVAC equipment	

6. Building 050



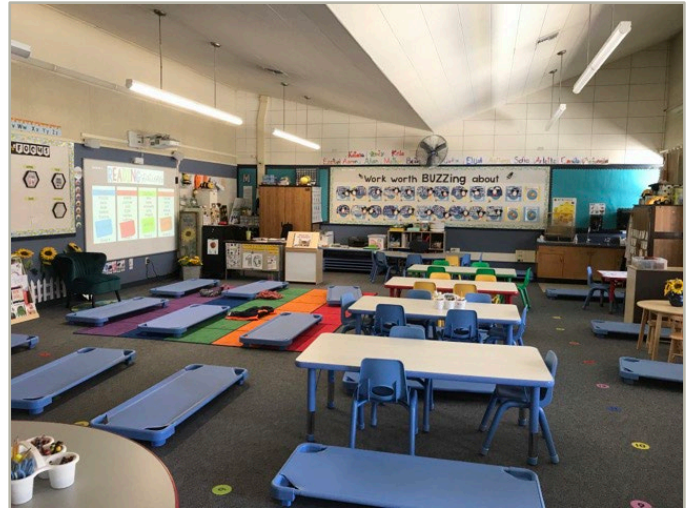
Building 050: Systems Summary

Constructed/Renovated	1986	
Building Size	3,593 SF, 4,045 with covered walkways	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Façade	Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Flat construction with ballasted built-up roofing	Fair
Interiors	Walls: Painted gypsum board, FRP Floors: VCT, sheet vinyl Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: None Fixtures: None	Fair
HVAC	Non-Central System: Air handler with gas duct heater	Fair

Building 050: Systems Summary

Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Limited commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Aged HVAC equipment	

7. Building 060



Building 060: Systems Summary

Constructed/Renovated	1972, 1986 addition	
Building Size	2,811 SF, 3,435 with covered walkways	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Façade	Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Hip construction with metal roofing	Fair
Interiors	Walls: Painted gypsum board, vinyl, ceramic tile Floors: Carpet, VCT, ceramic tile Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: None Fixtures: Toilets, urinals and sinks in all restrooms	Fair
HVAC	Non-Central System: Stand-alone gas furnace (no A/C)	Fair

Building 060: Systems Summary

Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Aged HVAC equipment	

8. Building 070



Building 070: Systems Summary

Constructed/Renovated	Unknown
Building Size	2,160 SF
Number of Stories	One above grade
<i>System</i>	<i>Description</i> <i>Condition</i>
Structure	Conventional wood frame structure over raised foundation Fair
Façade	Wall Finish: Stone veneer Windows: Aluminum Fair
Roof	Flat construction with single ply roofing (could not be observed) Good
Interiors	Walls: Vinyl, ceramic tile Floors: Carpet, VCT, ceramic tile Ceilings: ACT Fair
Elevators	None --
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: None Fixtures: Toilets and sinks in all restrooms Fair
HVAC	Non-Central System: Package rooftop units (could not be observed) Fair

Building 070: Systems Summary

Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Building cannot be used or occupied by students	

9. Site Summary



Site Information		
<i>System</i>	<i>Description</i>	<i>Condition</i>
Pavement/Flatwork	Concrete lots and adjacent concrete sidewalks and curbs	Fair
Site Development	Site signage; metal tube and chain link fencing; CMU wall dumpster enclosure Playgrounds and sports fields and courts Limited picnic tables	Fair
Landscaping and Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation present No retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: None Building-mounted: LED	Fair
Ancillary Structures	Fifteen relocatable classrooms	Fair
Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix D.	
Key Issues and Findings	None observed at time of assessment	

10. Property Space Use and Observed Areas

Areas Observed

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

Key Spaces Not Observed

Areas of note that were either inaccessible or not observed for other reasons are listed here:

- Roofs of 020 to 070; safety concerns

11. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The campus was originally constructed in 1968 and additional buildings added in 1972 and 1986. Accessibility improvements appear to have been code compliant from time of construction.

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

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

12. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

13. Opinions of Probable Costs

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

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

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

Methodology

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

Exceedingly Aged

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

14. Certification

DLR Group (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Miller Elementary, 410 East Camino Colegio, Santa Maria, California 93454 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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15. Appendices

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



Appendix A:

Photographic Record



Photographic Overview



1 - FRONT ELEVATION, BUILDING 010



2 - RIGHT ELEVATION, BUILDING 010



3 - LEFT ELEVATION, BUILDING 010



4 - REAR ELEVATION, BUILDING 010



5 - FRONT ELEVATION, BUILDING 020



6 - FRONT ELEVATION, BUILDING 030



Photographic Overview



7 - FRONT ELEVATION, BUILDING 040



8 - FRONT ELEVATION, BUILDING 040



9 - FRONT ELEVATION, CAFETERIA COURTYARD



10 - REAR/RIGHT ELEVATION, CAFETERIA



11 - LEFT ELEVATION, CAFETERIA



12 - FRONT ELEVATION, KINDERGARTEN



Photographic Overview



13 - REAR ELEVATION, KINDERGARTEN



14 - FRONT/RIGHT ELEVATION, BUILDING 070



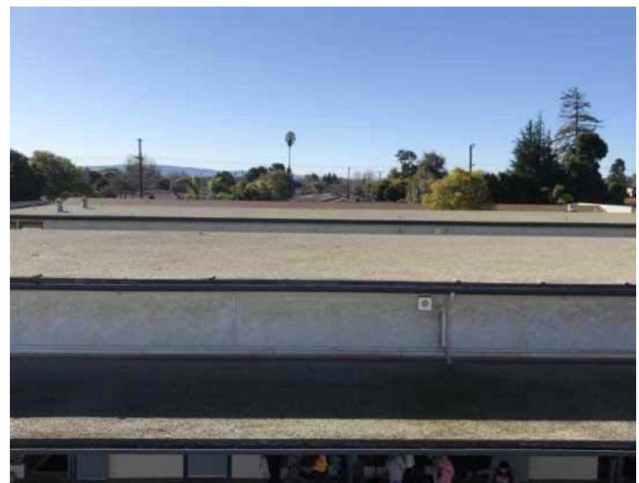
15 - FRONT ENTRANCE



16 - REAR ENTRANCE



17 - ROOF, BUILDING 010



18 - ROOF, BUILDING 020



Photographic Overview



19 - COVERED WALKWAY, KINDERGARTEN



20 - COURTYARD, 020 & 030



21 - COURTYARD, 010



22 - COVERED WALKWAYS



23 - PARKING AREA



24 - PLAY AREA



Photographic Overview



25 - SPORTS COURTS



26 - PRE-SCHOOL PLAY EQUIPMENT



27 - AIR HANDLER, BUILDING 010



28 - FURNACE



29 - FIRE ALARM PANEL, BUILDING 010



30 - WATER HEATER, BUILDING 050

Photographic Overview



31 - ADMIN LOBBY, 010



32 - STAFF LOUNGE, 010



33 - CLASSROOM



34 - CAFETERIA, 050



35 - KINDERGARTEN, 060



36 - RELOCATABLE CLASSROOM





Appendix B:

Site Plan



Site Plan



	Project Number	Project Name	
	158764.22R000-015.017	Miller Elementary	
	Source	On-Site Date	
	Google	February 8-9, 2023	

Appendix C:

Pre-Survey Questionnaire



BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Miller Elementary

Name of person completing form: James Michaelis

Title / Association w/ property: Custodial supervisor

Length of time associated w/ property: 35 years

Date Completed: 2/7/2023

Phone Number: 805-478-7713

Method of Completion: DURING - verbally completed during assessment

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

Data Overview		Response		
1	Year(s) constructed	Constructed	Renovated	
2	Building size in SF	50,000	SF	
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade	2023	Planned summer 2023
		Roof		Original
		Interiors		
		HVAC		
		Electrical		Original
		Site Pavement		10 years
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	Bard units 2019, ADA braille recent, site concrete 2014, intercom 4 yrs		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Paint, heat pumps		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.			

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

Question		Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?		X			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		X			
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/backup problems?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?					No AC in classrooms
14	Is the electrical service outdated, undersized, or otherwise problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been performed at the site? If so, when?				X	
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?				X	
20	ADA: Have there been regular complaints about accessibility issues, or previous or pending litigation?				X	

Signature of Assessor

Signature of POC

Appendix D: Accessibility Review and Photos



Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: Miller Elementary

BV Project Number: 158764.22R000 - 015.017

Facility History & Interview				
Question	Yes	No	NA	Comments
1			X	
2			X	
3			X	

Miller Elementary: Accessibility Issues				
Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking				X
Exterior Accessible Route				X
Building Entrances				X
Interior Accessible Route	NA			X
Elevators	NA			
Public Restrooms				X
Kitchens/Kitchenettes				X
Playgrounds & Swimming Pools			No accessible route	
Other	NA			

**be cognizant that if the "None" box is checked that does not guarantee full compliance; this study is limited in nature*

Miller Elementary: Photographic Overview



Overview of accessible parking area



Close-up of stall



Accessible path



Curb cut



Main/accessible entrance



Door hardware

Miller Elementary: Photographic Overview



Toilet stall overview



Sink, faucet handles and accessories



Kitchen cabinets/sink clearance



Oven with controls



Accessible route to playground/pool



Overview of playground/pool

Appendix E: Component Condition Report



Component Condition Report | Miller Elementary / Building 010

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	8,700 SF	2	5265415
B2020	Building exterior	Fair	Storefront, Glazing & Framing	600 SF	8	5265491
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	18	18	5265447
B2080	Roof	Fair	Awning, Fabric, per SF of awning	780 SF	4	5265543
Roofing						
B3010	Roof	Fair	Roofing, Built-Up, Gravel Ballast	11,800 SF	5	5265534
B3010	Roof	Fair	Roofing, Clay/Concrete Tile	1,840 SF	10	5265406
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core w/ Glazing	8	18	5265389
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	10,250 SF	10	5265462
C1090	Restrooms	Fair	Toilet Partitions, Solid Surface	10	5	5265471
C2010	Throughout building	Fair	Wall Finishes, Vinyl	27,000 SF	5	5265463
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	1,740 SF	18	5265465
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	10,000 SF	2	5265439
C2030	Restrooms	Fair	Flooring, Ceramic Tile	1,291 SF	18	5265416
C2030	Lobby/office	Fair	Flooring, Ceramic Tile	150 SF	18	5270281
C2050	Throughout	Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,440 SF	5	5265401
Plumbing						
D2010	Throughout	Fair	Sink/Lavatory, Drop-In Style, Stainless Steel	5	7	5265437
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	12	10	5265524
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	7	5265432
D2010	Throughout	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	11,681 SF	18	5270283
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	15	8	5265517

Component Condition Report | Miller Elementary / Building 010

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Floor	1	13	5265500
D2010	Restrooms	Fair	Urinal, Standard	4	8	5265497
HVAC						
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 3 TON	1	2	5265520
D3030	Electrical room	Fair	Split System, Fan Coil Unit, DX, 3 TON	1	3	5265559
D3050	Roof	Fair	Air Handler, Exterior AHU, 4001 to 6000 CFM	2	5	5265461
D3050	Throughout	Fair	HVAC System, Ductwork, Medium Density	11,681 SF	8	5270282
Electrical						
D5020	Electrical room	Fair	Switchboard, 277/480 V, 400 AMP	1	5	5265412
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown, 75 KVA	1	5	5265482
D5030	Throughout	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	11,681 SF	5	5265431
D5040	Throughout	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	11,681 SF	5	5270285
Fire Alarm & Electronic Systems						
D7050	Throughout	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade	11,681 SF	3	5270284
D7050	Lobby/Office	Fair	Fire Alarm Panel, Fully Addressable	1	5	5265561
Special Construction & Demo						
F1050	Courtyard	Fair	Pool Equipment, Filtration System	1	7	5270280
Sitework						
G2060	Courtyard	Fair	Decorative Fountains, Circulation Pump, 3 HP	1	7	5265460

Component Condition Report | Miller Elementary / Building 020

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	5,625 SF	5	5265518
B2020	Building exterior	Fair	Storefront, Glazing & Framing	1,060 SF	3	5265542

Component Condition Report | Miller Elementary / Building 020

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	13	20	5265550
Roofing						
B3010	Roof	Fair	Roofing, Built-Up, Gravel	7,840 SF	5	5270319
Interiors						
C1070	Classrooms	Fair	Suspended Ceilings, Acoustical Tile (ACT)	4,173 SF	10	5265413
C1090	Restrooms	Fair	Toilet Partitions, Metal	3	10	5265403
C2010	Throughout	Fair	Wall Finishes, any surface, Prep & Paint	10,000 SF	5	5265569
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	555 SF	10	5265476
C2030	Classrooms	Fair	Flooring, Carpet, Commercial Standard	3,072 SF	5	5265438
C2030	Restrooms	Fair	Flooring, Ceramic Tile	333 SF	10	5265553
C2030	Classrooms	Fair	Flooring, Vinyl Tile (VCT)	768 SF	5	5270341
C2050	Throughout	Fair	Ceiling Finishes, any flat surface, Prep & Paint	500 SF	5	5270320
Plumbing						
D2010	Janitorial	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	5	5265539
D2010	Mechanical room	Fair	Water Heater, Electric, Commercial (12 kW), 30 to 80 GAL	1	5	5265445
D2010	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	4	15	5265452
D2010	Throughout	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	4,610 SF	17	5270296
D2010	Restrooms	Good	Urinal, Standard	2	20	5265529
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	3	5265528
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	2	10	5265574
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	3	15	5265522
HVAC						
D3020	Mechanical room	Fair	Furnace, Gas	4	3	5265527
D3050	Throughout	Fair	HVAC System, Ductwork, Medium Density	4,610 SF	5	5270293
Electrical						

Component Condition Report | Miller Elementary / Building 020

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5030	Throughout	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	4,610 SF	3	5265502
D5040	Throughout	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	4,610 SF	5	5270294
Fire Alarm & Electronic Systems						
D7050	Throughout	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade	4,610 SF	3	5270295
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 250 W	5	10	5265485

Component Condition Report | Miller Elementary / Building 030

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	5,625 SF	5	5265433
B2020	Building exterior	Fair	Storefront, Glazing & Framing	1,060 SF	5	5265487
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	13	10	5265435
Roofing						
B3010	Roof	Fair	Roofing, Built-Up, Gravel	7,840 SF	5	5270436
Interiors						
C1070	Throughout	Fair	Suspended Ceilings, Acoustical Tile (ACT)	4,173 SF	5	5265450
C1090	Restrooms	Fair	Toilet Partitions, Metal	2	10	5265434
C2010	Throughout	Fair	Wall Finishes, any surface, Prep & Paint	10,000 SF	5	5265458
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	555 SF	20	5265473
C2030	Classrooms	Fair	Flooring, Carpet, Commercial Standard	3,072 SF	2	5265512
C2030	Restrooms	Fair	Flooring, Ceramic Tile	333 SF	10	5265398
C2030	Classrooms	Fair	Flooring, Vinyl Tile (VCT)	768 SF	5	5270340
Plumbing						
D2010	Restrooms	Fair	Urinal, Standard	2	15	5265540

Component Condition Report | Miller Elementary / Building 030

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Single-Level	3	5	5265400
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	3	10	5265560
D2010	Throughout	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	4,610 SF	17	5270440
D2010	Classrooms	Fair	Sink/Lavatory, Drop-In Style, Stainless Steel	4	10	5265466
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	10	5265548
HVAC						
D3020	Mechanical room	Fair	Furnace, Gas, 51 to 100 MBH	3	3	5265427
D3020	Mechanical room	Fair	Furnace, Gas, 51 to 100 MBH	1	10	5265489
D3050	Throughout	Fair	HVAC System, Ductwork, Medium Density	4,610 SF	5	5270437
Electrical						
D5030	Throughout	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	4,610 SF	16	5265392
D5040	Throughout	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	4,610 SF	5	5270438
Fire Alarm & Electronic Systems						
D7050	Throughout	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade	4,610 SF	3	5270439
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 250 W	5	5	5265457

Component Condition Report | Miller Elementary / Building 040

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	5,625 SF	5	5265454
B2020	Building exterior	Fair	Storefront, Glazing & Framing	810 SF	3	5265394
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	12	20	5265455
Roofing						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	7,840 SF	5	5270449

Component Condition Report | Miller Elementary / Building 040

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Interiors						
C1070	Classrooms	Fair	Suspended Ceilings, Acoustical Tile (ACT)	4,140 SF	10	5265508
C1090	Restrooms	Fair	Toilet Partitions, Metal	3	3	5265575
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	504 SF	5	5265496
C2010	Classrooms	Fair	Wall Finishes, any surface, Prep & Paint	10,000 SF	3	5265480
C2030	Classrooms	Fair	Flooring, Carpet, Commercial Standard	3,840 SF	3	5265446
C2030	Restrooms	Fair	Flooring, Ceramic Tile	390 SF	10	5265501
C2030	Classrooms	Fair	Flooring, Vinyl Tile (VCT)	768 SF	3	5265391
Plumbing						
D2010	Restrooms	Fair	Urinal, Standard	2	10	5265418
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	5	10	5265459
D2010	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	4	10	5265414
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	4	10	5265505
D2010	Restrooms	Fair	Drinking Fountain, Wall-Mounted, Single-Level	3	7	5265552
D2010	Throughout	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	4,635 SF	17	5270453
HVAC						
D3020	Mechanical room	Fair	Furnace, Gas	4	3	5265537
D3050	Throughout	Fair	HVAC System, Ductwork, Medium Density	4,635 SF	5	5270450
Electrical						
D5030	Throughout	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	4,635 SF	16	5265509
D5040	Throughout	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	4,635 SF	5	5270451
Fire Alarm & Electronic Systems						
D7050	Throughout	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade	4,635 SF	3	5270452
Sitework						
G4050	Building exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED, 250 W	4	17	5265549

Component Condition Report | Miller Elementary / Building 040

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 250 W	2	10	5265442

Component Condition Report | Miller Elementary / Building 060

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	2,880 SF	5	5265421
B2020	Building exterior	Fair	Window, Steel, 28-40 SF	8	5	5265532
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	6	10	5265523
Roofing						
B3010	Roof	Fair	Roofing, Built-Up, Gravel Ballast	3,435 SF	2	5271702
Interiors						
C1030	Classrooms	Fair	Interior Door, Wood, Solid-Core	6	10	5265396
C1070	Classrooms	Fair	Suspended Ceilings, Acoustical Tile (ACT)	2,811 SF	10	5265554
C2010	Classrooms	Fair	Wall Finishes, Vinyl	6,500 SF	5	5265436
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	448 SF	10	5265526
C2030	Throughout	Fair	Flooring, Vinyl Tile (VCT)	680 SF	5	5265562
C2030	Restrooms	Fair	Flooring, Ceramic Tile	92 SF	10	5265483
C2030	Classrooms	Fair	Flooring, Carpet, Commercial Standard	1,955 SF	5	5265530
Plumbing						
D2010	Interior	Fair	Sink/Lavatory, Drop-In Style, Stainless Steel	2	10	5265568
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	3	10	5265419
D2010	Restroom	NA	Urinal, Standard	1	0	5265533
D2010	Throughout	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	2,811 SF	5	5271707
D2010	Restrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	10	5265494
HVAC						

Component Condition Report | Miller Elementary / Building 060

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3020	Mechanical closet	Fair	Furnace, Gas	2	3	5265492
D3050	Throughout	Fair	HVAC System, Ductwork, Medium Density	2,811 SF	5	5271703
Electrical						
D5030	Throughout	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	2,811 SF	3	5271705
D5040	Throughout	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	2,811 SF	5	5271704
Fire Alarm & Electronic Systems						
D7050	Throughout	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade	2,811 SF	3	5271706
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 250 W	6	5	5265429

Component Condition Report | Miller Elementary / Building 070

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, Stone	2,775 SF	10	5265395
B2020	Building exterior	Fair	Storefront, Glazing & Framing	432 SF	10	5265451
B2050	Building exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	3	10	5265521
Roofing						
B3010	Roof	Good	Roofing, Single-Ply Membrane, TPO/PVC	2,160 SF	17	5271891
Interiors						
C1030	Interior	Fair	Interior Door, Wood, Solid-Core	8	15	5265516
C1070	Building interior	Fair	Suspended Ceilings, Acoustical Tile (ACT)	2,160 SF	10	5265472
C2010	Interior	Fair	Wall Finishes, Vinyl	4,320 SF	3	5265424
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	448 SF	15	5265563
C2030	Hall	Fair	Flooring, Vinyl Tile (VCT)	680 SF	5	5265511
C2030	Restrooms	Fair	Flooring, Ceramic Tile	80 SF	15	5265402

Component Condition Report | Miller Elementary / Building 070

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Interior	Fair	Flooring, Carpet, Commercial Standard	1,400 SF	2	5265514
Plumbing						
D2010	Throughout	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	2,160 SF	15	5271896
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	2	10	5265555
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	10	5265488
D2010	Building interior	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	10	5265453
HVAC						
D3050	Mechanical closet	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 2.5 TON	2	3	5271897
D3050	Throughout	Fair	HVAC System, Ductwork, Medium Density	2,160 SF	5	5271893
Electrical						
D5020	Interior	Fair	Distribution Panel, 120/208 V, 200 AMP	1	10	5265448
D5030	Interior	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	2,160 SF	15	5271831
D5040	Throughout	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	2,160 SF	5	5271892
Fire Alarm & Electronic Systems						
D7050	Throughout	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade	2,160 SF	3	5271895
Equipment & Furnishings						
E2010	Interior	Fair	Casework, Cabinetry, Standard	4 LF	5	5265510

Component Condition Report | Miller Elementary / Building 050

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2020	Cafeteria/MPR	Fair	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF	1	5	5265538
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	8	10	5265558
Roofing						
B3010	Roof	Fair	Roofing, Built-Up, Gravel Ballast	4,045 SF	2	5271573

Component Condition Report | Miller Elementary / Building 050

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Interiors						
C1030	Cafeteria	Fair	Interior Door, Wood, Solid-Core	8	10	5265571
C1070	Kitchen	Fair	Acoustical Ceilings, Acoustical Tile (ACT)	549 SF	10	5265420
C1070	Throughout	Fair	Acoustical Ceilings, Acoustical Tile (ACT)	2,950 SF	10	5265515
C2010	Kitchen	Fair	Wall Finishes, Laminated Paneling (FRP)	642 SF	10	5265410
C2010	Throughout	Fair	Wall Finishes, any surface, Prep & Paint	7,186 SF	5	5265423
C2030	Throughout	Fair	Flooring, Vinyl Tile (VCT)	2,950 SF	5	5265499
C2030	Kitchen	Fair	Flooring, Vinyl Sheeting	549 SF	7	5265572
Plumbing						
D2010	Mechanical room	Fair	Water Heater, Electric, Commercial (12 kW), 30 to 80 GAL	1	5	5265570
D2010	Janitorial	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	15	5265426
D2010	Restroom	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	10	5265565
D2010	Kitchen	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	15	5265556
D2010	Restroom	Fair	Toilet, Commercial Water Closet	1	10	5265464
D2010	Throughout	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	3,593 SF	5	5271578
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	10	5265535
HVAC						
D3020	Mechanical room	Fair	Duct Heater, Gas, 325 to 450 MBH	1	3	5265536
D3050	Mechanical room	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 2401 to 4000 CFM	1	5	5265484
D3050	Throughout	Fair	HVAC System, Ductwork, Medium Density	3,593 SF	5	5271574
Electrical						
D5020	Electrical room	Fair	Switchboard, 120/208 V, 600 AMP	1	3	5265547
D5020	Mechanical room	Fair	Secondary Transformer, Dry, Stepdown, 150 KVA	1	10	5265490
D5020	Electrical room	Fair	Switchboard, 277/480 V, 800 AMP	1	10	5265513
D5030	Throughout	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	3,593 SF	3	5271576

Component Condition Report | Miller Elementary / Building 050

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5040	Throughout	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	3,593 SF	5	5271575
Fire Alarm & Electronic Systems						
D7050	Throughout	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade	3,593 SF	3	5271577
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	3	5265481
E1030	Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	7	5265417
E1030	Cafeteria/MPR	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	7	5265397
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1	3	5265546
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 3 to 6 LF	1	3	5265441
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	3	5265440
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 2-Door Reach-In	2	7	5265399
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 250 W	4	10	5265498

Component Condition Report | Miller Elementary / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Site, admin courtyard	Fair	Water Heater, Electric, Residential, 16 to 29 GAL	1	3	5265408
D2010	Site	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	7	5265390
Fire Protection						
D4010	Site	Good	Backflow Preventer, Fire Suppression	1	22	5265504
Special Construction & Demo						
F1020	Site	Good	Ancillary Building, Classroom/Office Module, Basic/Portable	4,320 SF	17	5274551
F1020	Site	Fair	Ancillary Building, Classroom/Office Module, Basic/Portable	7,680 SF	5	5274549
F1020	Site	Fair	Ancillary Building, Classroom/Office Module, Basic/Portable	3,360 SF	5	5274550

Component Condition Report | Miller Elementary / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Concrete	35,600 SF	2	5274707
G2020	Site	Good	Parking Lots, Pavement, Concrete	35,600 SF	42	5265506
G2020	Site, building 070	Fair	Parking Lots, Pavement, Concrete	1,600 SF	25	5265409
G2020	Main parking lot	Good	Parking Lots, Pavement, Concrete	17,000 SF	33	5265470
G2020	Main parking lot	Fair	Parking Lots, Pavement, Concrete	17,000 SF	3	5274903
G2030	Site, west	Poor	Sidewalk, Concrete, Large Areas	1,000 SF	0	5265407
G2030	Site	Good	Sidewalk, Concrete, Large Areas	2,150 SF	33	5265444
G2030	Site, cafeteria	Fair	Sidewalk, Concrete, Large Areas	360 SF	13	5265411
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Athletic Surfaces & Courts, Skate Park, Concrete Pavement, Seal & Stripe	37,500 SF	3	5265477
G2050	Site, pre-school	Good	Playground Surfaces, Engineered Wood Fiber, Chips 6" Depth	1,300 SF	2	5265475
G2050	Site, kindergarten	Good	Playground Surfaces, Engineered Wood Fiber, Chips 6" Depth	3,500 SF	2	5274905
G2050	Site, pre-school	Fair	Play Structure, Multipurpose, Small	1	12	5265430
G2050	Site, kindergarten	Fair	Play Structure, Multipurpose, Very Small	1	5	5265493
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	8	12	5265495
Sitework						
G2060	Site, kindergarten	Fair	Fences & Gates, Pedestrian Gate, Wrought Iron	2	10	5265428
G2060	Site, cafeteria	Fair	Picnic Table, Metal Powder-Coated	7	10	5265467
G2060	Site, cafeteria	Good	Picnic Table, Metal Powder-Coated	5	15	5265422
G2060	Site, pre-school	Fair	Picnic Table, Metal Powder-Coated	3	12	5265573
G2060	Site, perimeter	Fair	Fences & Gates, Fence, Chain Link 6'	1,360 LF	20	5265425
G2080	Site, playing fields	Fair	Irrigation System, Pop-Up Spray Heads, Commercial	208,000 SF	5	5265564

Appendix F: Replacement Reserves



Replacement Reserves Report



2/27/2023

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate	
Miller Elementary	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Miller Elementary / Building 010	\$0	\$0	\$122,205	\$46,519	\$7,697	\$584,773	\$0	\$25,072	\$143,869	\$0	\$125,428	\$0	\$157,982	\$1,288	\$10,345	\$4,918	\$0	\$7,246	\$405,171	\$0	\$163,309		\$1,805,822
Miller Elementary / Building 020	\$0	\$0	\$0	\$122,104	\$0	\$282,701	\$0	\$0	\$0	\$0	\$58,239	\$0	\$0	\$0	\$0	\$110,332	\$0	\$91,862	\$2,799	\$0	\$27,396		\$695,433
Miller Elementary / Building 030	\$0	\$0	\$26,790	\$31,653	\$0	\$335,639	\$0	\$0	\$0	\$0	\$46,241	\$0	\$36,003	\$0	\$0	\$58,184	\$20,270	\$91,862	\$0	\$0	\$34,503		\$681,145
Miller Elementary / Building 040	\$0	\$0	\$0	\$150,237	\$0	\$120,877	\$0	\$4,853	\$0	\$0	\$62,172	\$0	\$0	\$70,497	\$0	\$28,815	\$20,380	\$96,708	\$7,165	\$0	\$14,252		\$575,955
Miller Elementary / Building 050	\$0	\$0	\$65,846	\$121,274	\$0	\$166,689	\$0	\$30,117	\$0	\$0	\$156,276	\$0	\$0	\$15,290	\$0	\$23,187	\$0	\$0	\$26,868	\$0	\$29,198		\$634,745
Miller Elementary / Building 060	\$1,206	\$0	\$55,916	\$28,576	\$0	\$152,172	\$0	\$0	\$0	\$0	\$53,112	\$0	\$0	\$0	\$0	\$39,790	\$0	\$0	\$0	\$0	\$38,897		\$369,668
Miller Elementary / Building 070	\$0	\$0	\$12,209	\$36,264	\$0	\$29,172	\$0	\$0	\$0	\$0	\$289,645	\$0	\$16,408	\$0	\$0	\$75,582	\$0	\$66,519	\$20,151	\$0	\$6,730		\$552,681
Miller Elementary / Site	\$9,864	\$0	\$25,650	\$52,815	\$0	\$1,686,801	\$0	\$18,817	\$73,654	\$0	\$9,574	\$14,564	\$157,138	\$75,148	\$15,915	\$5,976	\$0	\$822,539	\$82,285	\$0	\$75,538		\$3,126,280
Grand Total	\$11,070	\$0	\$308,616	\$589,443	\$7,697	\$3,358,824	\$0	\$78,859	\$217,523	\$0	\$800,687	\$14,564	\$367,532	\$162,223	\$26,260	\$346,784	\$40,649	\$1,176,737	\$544,439	\$0	\$389,823		\$8,441,728

Miller Elementary

Miller Elementary / Building 010

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate	
B2010	Building exterior	5265415	Exterior Walls, any painted surface, Prep & Paint	10	8	2	8700	SF	\$3.29	\$28,606			\$28,606																			\$57,211	
B2020	Building exterior	5265491	Storefront, Glazing & Framing, Replace	30	22	8	600	SF	\$60.28	\$36,168									\$36,168														\$36,168
B2050	Building exterior	5265447	Exterior Door, Steel, Standard, Replace	40	22	18	18	EA	\$657.60	\$11,837																			\$11,837			\$11,837	
B2080	Roof	5265543	Awning, Fabric, per SF of awning, Replace	10	6	4	780	SF	\$8.77	\$6,839				\$6,839																		\$6,839	
B3010	Roof	5265406	Roofing, Clay/Concrete Tile, Replace	50	40	10	1840	SF	\$18.63	\$34,283											\$34,283												\$34,283
B3010	Roof	5265534	Roofing, Built-Up, Gravel Ballast, Replace	25	20	5	11800	SF	\$15.34	\$181,059					\$181,059																		\$181,059
C1030	Throughout building	5265389	Interior Door, Wood, Solid-Core w/ Glazing, Replace	40	22	18	8	EA	\$2,301.60	\$18,413																			\$18,413			\$18,413	
C1070	Throughout building	5265462	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	10250	SF	\$3.84	\$39,319											\$39,319												\$39,319
C1090	Restrooms	5265471	Toilet Partitions, Solid Surface, Replace	20	15	5	10	EA	\$931.60	\$9,316					\$9,316																		\$9,316
C2010	Restrooms	5265465	Wall Finishes, Ceramic Tile, Replace	40	22	18	1740	SF	\$19.73	\$34,327																							\$34,327
C2010	Throughout building	5265463	Wall Finishes, Vinyl, Replace	15	10	5	27000	SF	\$2.74	\$73,980					\$73,980																		\$73,980
C2030	Restrooms	5265416	Flooring, Ceramic Tile, Replace	40	22	18	1291	SF	\$19.73	\$25,469																							\$25,469
C2030	Lobby/office	5270281	Flooring, Ceramic Tile, Replace	40	22	18	150	SF	\$19.73	\$2,959																							\$2,959
C2030	Throughout building	5265439	Flooring, Carpet, Commercial Standard, Replace	10	8	2	10000	SF	\$8.22	\$82,200			\$82,200										\$82,200										\$82,200
C2050	Throughout	5265401	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	1440	SF	\$2.19	\$3,156					\$3,156																		\$3,156
D2010	Throughout	5270283	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	22	18	11681	SF	\$12.06	\$140,826																							\$140,826
D2010	Throughout	5265437	Sink/Lavatory, Drop-In Style, Stainless Steel, Replace	30	23	7	5	EA	\$1,315.20	\$6,576									\$6,576														\$6,576
D2010	Building exterior	5265432	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	8	7	1	EA	\$1,644.00	\$1,644									\$1,644														\$1,644
D2010	Restrooms	5265517	Toilet, Commercial Water Closet, Replace	30	22	8	15	EA	\$1,424.80	\$21,372																							\$21,372
D2010	Restrooms	5265497	Urinal, Standard, Replace	30	22	8	4	EA	\$1,205.60	\$4,822																							\$4,822
D2010	Restrooms	5265524	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	20	10	12	EA	\$1,644.00	\$19,728											\$19,728												\$19,728
D2010	Utility closet	5265500	Sink/Lavatory, Service Sink, Floor, Replace	35	22	13	1	EA	\$876.80	\$877													\$877										\$877
D3030	Roof	5265520	Split System, Condensing Unit/Heat Pump, 3 TON, Replace	15	13	2	1	EA	\$4,384.00	\$4,384			\$4,384																				\$4,384
D3030	Electrical room	5265559	Split System, Fan Coil Unit, DX, 3 TON, Replace	15	12	3	1	EA	\$4,164.80	\$4,165				\$4,165																			\$4,165
D3050	Roof	5265461	Air Handler, Exterior AHU, 4001 to 6000 CFM, Replace	20	15	5	2	EA	\$40,771.20	\$81,542					\$81,542																		\$81,542
D3050	Throughout	5270282	HVAC System, Ductwork, Medium Density, Replace	30	22	8	11681	SF	\$4.38	\$51,210													\$51,210										\$51,210
D5020	Electrical room	5265412	Switchboard, 277/480 V, 400 AMP, Replace	40	35	5	1	EA	\$38,360.00	\$38,360						\$38,360																	\$38,360
D5020	Electrical room	5265482	Secondary Transformer, Dry, Stepdown, 75 KVA, Replace	30	25	5	1	EA	\$10,960.00	\$10,960						\$10,960																	\$10,960
D5030	Throughout	5265431	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	35	5	11681	SF	\$2.74	\$32,006						\$32,006																	\$32,006
D5040	Throughout	5270285	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	15	5	11681	SF	\$4.93	\$57,611						\$57,611																	\$57,611
D7050	Throughout	5270284	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade	20	17	3	11681	SF	\$3.29	\$38,407					\$38,407																		\$38,407
D7050	Lobby/Office	5265561	Fire Alarm Panel, Fully Addressable, Replace	15	10	5	1	EA	\$16,440.00	\$16,440						\$16,440																	\$16,440
F1050	Courtyard	5270280	Pool Equipment, Filtration System, Replace	15	8	7	1	EA	\$6,576.00	\$6,576									\$6,576														\$6,576
G2060	Courtyard	5265460	Decorative Fountains, Circulation Pump, 3 HP, Replace	15	8	7	1	EA	\$5,589.60	\$5,590									\$5,590														\$5,590
Totals, Unescalated											\$0	\$0	\$115,190	\$42,572	\$6,839	\$504,431	\$0	\$20,386	\$113,572	\$0	\$93,330	\$0	\$110,806	\$877	\$6,839	\$3,156	\$0	\$4,384	\$237,995	\$0	\$90,420		\$1,350,796
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$122,205	\$46,519	\$7,697	\$584,773	\$0	\$25,072	\$143,869	\$0	\$125,428	\$0	\$157,982	\$1,288	\$10,345	\$4,918	\$0	\$7,246	\$405,171	\$0	\$163,309		\$1,805,822

Replacement Reserves Report



2/27/2023

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost	* Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	Building exterior	5265518	Exterior Walls, any painted surface, Prep & Paint	10	5	5	5625	SF	\$3.29	\$18,495						\$18,495																\$36,990
B2020	Building exterior	5265542	Storefront, Glazing & Framing, Replace	30	27	3	1060	SF	\$60.28	\$63,897				\$63,897																		\$63,897
B2050	Building exterior	5265550	Exterior Door, Steel, Standard, Replace	40	20	20	13	EA	\$657.60	\$8,549																				\$8,549	\$8,549	
B3010	Roof	5270319	Roofing, Built-Up, Gravel, Replace	25	20	5	7840	SF	\$15.34	\$120,297					\$120,297																	\$120,297
C1070	Classrooms	5265413	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	4173	SF	\$3.84	\$16,008											\$16,008											\$16,008
C1090	Restrooms	5265403	Toilet Partitions, Metal, Replace	20	10	10	3	EA	\$931.60	\$2,795											\$2,795											\$2,795
C2010	Restrooms	5265476	Wall Finishes, Ceramic Tile, Replace	40	30	10	555	SF	\$19.73	\$10,949											\$10,949											\$10,949
C2010	Throughout	5265569	Wall Finishes, any surface, Prep & Paint	10	5	5	10000	SF	\$1.64	\$16,440					\$16,440											\$16,440						\$32,880
C2030	Restrooms	5265553	Flooring, Ceramic Tile, Replace	40	30	10	333	SF	\$19.73	\$6,569											\$6,569											\$6,569
C2030	Classrooms	5270341	Flooring, Vinyl Tile (VCT), Replace	15	10	5	768	SF	\$5.48	\$4,209					\$4,209														\$4,209		\$4,209	\$8,417
C2030	Classrooms	5265438	Flooring, Carpet, Commercial Standard, Replace	10	5	5	3072	SF	\$8.22	\$25,252						\$25,252										\$25,252						\$50,504
C2050	Throughout	5270320	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	500	SF	\$2.19	\$1,096						\$1,096										\$1,096						\$2,192
D2010	Mechanical room	5265445	Water Heater, Electric, Commercial (12 kW), 30 to 80 GAL, Replace	20	15	5	1	EA	\$13,590.40	\$13,590						\$13,590																\$13,590
D2010	Throughout	5270296	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	23	17	4610	SF	\$12.06	\$55,578																	\$55,578					\$55,578
D2010	Building exterior	5265528	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	12	3	1	EA	\$1,644.00	\$1,644				\$1,644															\$1,644		\$1,644	\$3,288
D2010	Janitorial	5265539	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	30	5	1	EA	\$1,534.40	\$1,534						\$1,534																\$1,534
D2010	Restrooms	5265574	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	20	10	2	EA	\$1,863.20	\$3,726											\$3,726											\$3,726
D2010	Classrooms	5265452	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	15	15	4	EA	\$1,315.20	\$5,261																\$5,261						\$5,261
D2010	Restrooms	5265522	Toilet, Commercial Water Closet, Replace	30	15	15	3	EA	\$1,424.80	\$4,274																\$4,274						\$4,274
D2010	Restrooms	5265529	Urinal, Standard, Replace	30	10	20	2	EA	\$1,205.60	\$2,411																			\$2,411		\$2,411	\$2,411
D3020	Mechanical room	5265527	Furnace, Gas, Replace	20	17	3	4	EA	\$4,603.20	\$18,413				\$18,413																		\$18,413
D3050	Throughout	5270293	HVAC System, Ductwork, Medium Density, Replace	30	25	5	4610	SF	\$4.38	\$20,210						\$20,210																\$20,210
D5030	Throughout	5265502	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	37	3	4610	SF	\$2.74	\$12,631				\$12,631																		\$12,631
D5040	Throughout	5270294	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	15	5	4610	SF	\$4.93	\$22,737						\$22,737																\$22,737
D7050	Throughout	5270295	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade	20	17	3	4610	SF	\$3.29	\$15,158				\$15,158																		\$15,158
G4050	Building exterior	5265485	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 250 W, Replace	20	10	10	5	EA	\$657.60	\$3,288											\$3,288											\$3,288
Totals, Unescalated											\$0	\$0	\$0	\$111,743	\$0	\$243,860	\$0	\$0	\$0	\$0	\$43,335	\$0	\$0	\$0	\$0	\$70,818	\$0	\$55,578	\$1,644	\$0	\$15,169	\$542,147
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$122,104	\$0	\$282,701	\$0	\$0	\$0	\$0	\$58,239	\$0	\$0	\$0	\$0	\$110,332	\$0	\$91,862	\$2,799	\$0	\$27,396	\$695,433

Miller Elementary / Building 030

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost	* Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	Building exterior	5265433	Exterior Walls, any painted surface, Prep & Paint	10	5	5	5625	SF	\$3.29	\$18,495						\$18,495																\$36,990
B2020	Building exterior	5265487	Storefront, Glazing & Framing, Replace	30	25	5	1060	SF	\$60.28	\$63,897						\$63,897																\$63,897
B2050	Building exterior	5265435	Exterior Door, Steel, Standard, Replace	40	30	10	13	EA	\$657.60	\$8,549											\$8,549											\$8,549
B3010	Roof	5270436	Roofing, Built-Up, Gravel, Replace	25	20	5	7840	SF	\$15.34	\$120,297					\$120,297																	\$120,297
C1070	Throughout	5265450	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	20	5	4173	SF	\$3.84	\$16,008						\$16,008																\$16,008
C1090	Restrooms	5265434	Toilet Partitions, Metal, Replace	20	10	10	2	EA	\$931.60	\$1,863											\$1,863											\$1,863
C2010	Restrooms	5265473	Wall Finishes, Ceramic Tile, Replace	40	20	20	555	SF	\$19.73	\$10,949																			\$10,949		\$10,949	\$10,949
C2010	Throughout	5265458	Wall Finishes, any surface, Prep & Paint	10	5	5	10000	SF	\$1.64	\$16,440						\$16,440										\$16,440						\$32,880
C2030	Restrooms	5265398	Flooring, Ceramic Tile, Replace	40	30	10	333	SF	\$19.73	\$6,569											\$6,569											\$6,569
C2030	Classrooms	5270340	Flooring, Vinyl Tile (VCT), Replace	15	10	5	768	SF	\$5.48	\$4,209						\$4,209													\$4,209		\$4,209	\$8,417
C2030	Classrooms	5265512	Flooring, Carpet, Commercial Standard, Replace	10	8	2	3072	SF	\$8.22	\$25,252			\$25,252											\$25,252								\$50,504
D2010	Throughout	5270440	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	23	17	4610	SF	\$12.06	\$55,578																	\$55,578					\$55,578
D2010	Building exterior	5265400	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	10	5	3	EA	\$1,315.20	\$3,946						\$3,946													\$3,946		\$3,946	\$7,891
D2010	Restrooms	5265560	Toilet, Commercial Water Closet, Replace	30	20	10	3	EA	\$1,424.80	\$4,274											\$4,274											\$4,274
D2010	Classrooms	5265466	Sink/Lavatory, Drop-In Style, Stainless Steel, Replace	30	20	10	4	EA	\$1,315.20	\$5,261																	\$5,261					\$5,261
D2010	Restrooms	5265548	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	20	10	2	EA	\$1,644.00	\$3,288											\$3,288											\$3,288
D2010	Restrooms	5265540	Urinal, Standard, Replace	30	15	15	2	EA	\$1,205.60	\$2,411																\$2,411						\$2,411
D3020	Mechanical room	5265427	Furnace, Gas, 51 to 100 MBH, Replace	20	17	3	3	EA	\$4,603.20	\$13,810				\$13,810																		\$13,810
D3020	Mechanical room	5265489	Furnace, Gas, 51 to 100 MBH, Replace	20	10	10	1	EA	\$4,603.20	\$4,603											\$4,603											\$4,603
D3050	Throughout	5270437	HVAC System, Ductwork, Medium Density, Replace	30	25	5	4610	SF	\$4.38	\$20,210																						

Replacement Reserves Report



2/27/2023

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
G4050	Building exterior	5265457	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 250 W, Replace	20	15	5	5	EA	\$657.60	\$3,288						\$3,288																\$3,288
Totals, Unescalated											\$0	\$0	\$25,252	\$28,967	\$0	\$289,525	\$0	\$0	\$0	\$0	\$34,408	\$0	\$25,252	\$0	\$0	\$37,346	\$12,631	\$55,578	\$0	\$0	\$19,103	\$528,063
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$26,790	\$31,653	\$0	\$335,639	\$0	\$0	\$0	\$0	\$46,241	\$0	\$36,003	\$0	\$0	\$58,184	\$20,270	\$91,862	\$0	\$0	\$34,503	\$681,145

Miller Elementary / Building 040

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate	
B2010	Building exterior	5265454	Exterior Walls, any painted surface, Prep & Paint	10	5	5	5625	SF	\$3.29	\$18,495						\$18,495										\$18,495						\$36,990	
B2020	Building exterior	5265394	Storefront, Glazing & Framing, Replace	30	27	3	810	SF	\$60.28	\$48,827				\$48,827																		\$48,827	
B2050	Building exterior	5265455	Exterior Door, Steel, Standard, Replace	40	20	20	12	EA	\$657.60	\$7,891																				\$7,891	\$7,891		
B3010	Roof	5270449	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	15	5	7840	SF	\$4.16	\$32,652						\$32,652																\$32,652	
C1070	Classrooms	5265508	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	4140	SF	\$3.84	\$15,881											\$15,881											\$15,881	
C1090	Restrooms	5265575	Toilet Partitions, Metal, Replace	20	17	3	3	EA	\$931.60	\$2,795				\$2,795																		\$2,795	
C2010	Restrooms	5265496	Wall Finishes, Ceramic Tile, Replace	40	35	5	504	SF	\$19.73	\$9,943						\$9,943																	\$9,943
C2010	Classrooms	5265480	Wall Finishes, any surface, Prep & Paint	10	7	3	10000	SF	\$1.64	\$16,440				\$16,440									\$16,440									\$32,880	
C2030	Restrooms	5265501	Flooring, Ceramic Tile, Replace	40	30	10	390	SF	\$19.73	\$7,694											\$7,694											\$7,694	
C2030	Classrooms	5265391	Flooring, Vinyl Tile (VCT), Replace	15	12	3	768	SF	\$5.48	\$4,209				\$4,209															\$4,209			\$8,417	
C2030	Classrooms	5265446	Flooring, Carpet, Commercial Standard, Replace	10	7	3	3840	SF	\$8.22	\$31,565				\$31,565									\$31,565									\$63,130	
D2010	Throughout	5270453	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	23	17	4635	SF	\$12.06	\$55,880																	\$55,880					\$55,880	
D2010	Restrooms	5265552	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	8	7	3	EA	\$1,315.20	\$3,946							\$3,946															\$3,946	
D2010	Restrooms	5265418	Urinal, Standard, Replace	30	20	10	2	EA	\$1,205.60	\$2,411											\$2,411											\$2,411	
D2010	Restrooms	5265459	Toilet, Commercial Water Closet, Replace	30	20	10	5	EA	\$1,424.80	\$7,124											\$7,124											\$7,124	
D2010	Classrooms	5265414	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	20	10	4	EA	\$1,315.20	\$5,261											\$5,261											\$5,261	
D2010	Restrooms	5265505	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	20	10	4	EA	\$1,644.00	\$6,576											\$6,576											\$6,576	
D3020	Mechanical room	5265537	Furnace, Gas, Replace	20	17	3	4	EA	\$4,603.20	\$18,413				\$18,413																		\$18,413	
D3050	Throughout	5270450	HVAC System, Ductwork, Medium Density, Replace	30	25	5	4635	SF	\$4.38	\$20,320						\$20,320																\$20,320	
D5030	Throughout	5265509	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	24	16	4635	SF	\$2.74	\$12,700																\$12,700						\$12,700	
D5040	Throughout	5270451	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	15	5	4635	SF	\$4.93	\$22,860						\$22,860																\$22,860	
D7050	Throughout	5270452	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade	20	17	3	4635	SF	\$3.29	\$15,240				\$15,240																		\$15,240	
G4050	Building exterior	5265442	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 250 W, Replace	20	10	10	2	EA	\$657.60	\$1,315											\$1,315											\$1,315	
G4050	Building exterior	5265549	Exterior Fixture w/ Lamp, any type, w/ LED, 250 W, Replace	20	3	17	4	EA	\$657.60	\$2,630																	\$2,630					\$2,630	
Totals, Unescalated											\$0	\$0	\$137,488	\$104,270	\$0	\$3,946	\$0	\$0	\$46,262	\$0	\$0	\$48,005	\$0	\$18,495	\$12,700	\$58,510	\$4,209	\$0	\$7,891	\$441,775			
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$150,237	\$120,877	\$0	\$4,853	\$0	\$0	\$62,172	\$0	\$0	\$70,497	\$0	\$28,815	\$20,380	\$96,708	\$7,165	\$0	\$14,252	\$575,955			

Miller Elementary / Building 050

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate	
B2020	Cafeteria/MPR	5265538	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF, Replace	20	15	5	1	EA	\$1,315.20	\$1,315						\$1,315																	\$1,315
B2050	Building exterior	5265558	Exterior Door, Steel, Standard, Replace	40	30	10	8	EA	\$723.36	\$5,787											\$5,787												\$5,787
B3010	Roof	5271573	Roofing, Built-Up, Gravel Ballast, Replace	25	23	2	4045	SF	\$15.34	\$62,066				\$62,066																		\$62,066	
C1030	Cafeteria	5265571	Interior Door, Wood, Solid-Core, Replace	40	30	10	8	EA	\$767.20	\$6,138											\$6,138											\$6,138	
C1070	Kitchen	5265420	Acoustical Ceilings, Acoustical Tile (ACT), Replace	25	15	10	549	SF	\$3.84	\$2,106											\$2,106											\$2,106	
C1070	Throughout	5265515	Acoustical Ceilings, Acoustical Tile (ACT), Replace	25	15	10	2950	SF	\$3.84	\$11,316											\$11,316											\$11,316	
C2010	Kitchen	5265410	Wall Finishes, Laminated Paneling (FRP), Replace	30	20	10	642	SF	\$17.54	\$11,258											\$11,258											\$11,258	
C2010	Throughout	5265423	Wall Finishes, any surface, Prep & Paint	10	5	5	7186	SF	\$1.64	\$11,814						\$11,814									\$11,814							\$23,628	
C2030	Throughout	5265499	Flooring, Vinyl Tile (VCT), Replace	15	10	5	2950	SF	\$5.48	\$16,166						\$16,166													\$16,166			\$32,332	
C2030	Kitchen	5265572	Flooring, Vinyl Sheeting, Replace	15	8	7	549	SF	\$7.67	\$4,212							\$4,212															\$4,212	
D2010	Mechanical room	5265570	Water Heater, Electric, Commercial (12 kW), 30 to 80 GAL, Replace	20	15	5	1	EA	\$13,590.40	\$13,590						\$13,590																\$13,590	
D2010	Throughout	5271578	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	35	5	3593	SF	\$12.06	\$43,317						\$43,317																\$43,317	
D2010	Restroom	5265565	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	20	10	1	EA	\$1,644.00	\$1,644											\$1,644											\$1,644	
D2010	Restroom	5265464	Toilet, Commercial Water Closet, Replace	30	20	10	1	EA	\$1,424.80	\$1,425											\$1,425											\$1,425	
D2010	Kitchen	5265535	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	20	10	1	EA	\$2,740.00	\$2,740											\$2,740											\$2,740	
D2010	Janitorial	5265426	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	20	15	1	EA	\$1,534.40	\$1,534																\$1,534						\$1,534	
D2010	Kitchen	5265556	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	20	15	1	EA	\$1,534.40	\$1,534																\$1,534						\$1,534	
D																																	

Replacement Reserves Report



2/27/2023

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D3050	Throughout	5271574	HVAC System, Ductwork, Medium Density, Replace		30	25	5	3593	SF	\$4.38	\$15,752						\$15,752																\$15,752
D5020	Electrical room	5265547	Switchboard, 120/208 V, 600 AMP, Replace		40	37	3	1	EA	\$49,320.00	\$49,320				\$49,320																		\$49,320
D5020	Mechanical room	5265490	Secondary Transformer, Dry, Stepdown, 150 KVA, Replace		30	20	10	1	EA	\$21,920.00	\$21,920											\$21,920											\$21,920
D5020	Electrical room	5265513	Switchboard, 277/480 V, 800 AMP, Replace		40	30	10	1	EA	\$49,320.00	\$49,320											\$49,320											\$49,320
D5030	Throughout	5271576	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace		40	37	3	3593	SF	\$2.74	\$9,845				\$9,845																		\$9,845
D5040	Throughout	5271575	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace		20	15	5	3593	SF	\$4.93	\$17,721						\$17,721																\$17,721
D7050	Throughout	5271577	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade		20	17	3	3593	SF	\$3.29	\$11,814				\$11,814																		\$11,814
E1030	Kitchen	5265481	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace		15	12	3	1	EA	\$5,151.20	\$5,151				\$5,151															\$5,151			\$10,302
E1030	Kitchen	5265546	Foodservice Equipment, Refrigerator, 3-Door Reach-In, Replace		15	12	3	1	EA	\$7,014.40	\$7,014				\$7,014																\$7,014		\$14,029
E1030	Kitchen	5265441	Foodservice Equipment, Exhaust Hood, 3 to 6 LF, Replace		15	12	3	1	EA	\$3,616.80	\$3,617				\$3,617															\$3,617			\$7,234
E1030	Kitchen	5265440	Foodservice Equipment, Convection Oven, Double, Replace		10	7	3	1	EA	\$10,412.00	\$10,412				\$10,412										\$10,412								\$20,824
E1030	Kitchen	5265417	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace		15	8	7	1	EA	\$5,151.20	\$5,151								\$5,151														\$5,151
E1030	Cafeteria/MPR	5265397	Foodservice Equipment, Dairy Cooler/Wells, Replace		15	8	7	1	EA	\$3,946.60	\$3,946								\$3,946														\$3,946
E1030	Kitchen	5265399	Foodservice Equipment, Freezer, 2-Door Reach-In, Replace		15	8	7	2	EA	\$5,589.60	\$11,179								\$11,179														\$11,179
G4050	Building exterior	5265498	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 250 W, Replace		20	10	10	4	EA	\$657.60	\$2,630											\$2,630											\$2,630
Totals, Unescalated												\$0	\$0	\$62,066	\$110,983	\$0	\$143,787	\$0	\$24,488	\$0	\$0	\$116,284	\$0	\$0	\$10,412	\$0	\$14,883	\$0	\$0	\$15,782	\$0	\$16,166	\$514,851
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$0	\$65,846	\$121,274	\$0	\$166,689	\$0	\$30,117	\$0	\$0	\$156,276	\$0	\$0	\$15,290	\$0	\$23,187	\$0	\$0	\$26,868	\$0	\$29,198	\$634,745

Miller Elementary / Building 060

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate	
B2010	Building exterior	5265421	Exterior Walls, any painted surface, Prep & Paint		10	5	5	2880	SF	\$3.29	\$9,469						\$9,469																\$9,469	
B2020	Building exterior	5265532	Window, Steel, 28-40 SF, Replace		30	25	5	8	EA	\$2,520.80	\$20,166						\$20,166																	\$20,166
B2050	Building exterior	5265523	Exterior Door, Steel, Standard, Replace		40	30	10	6	EA	\$657.60	\$3,946											\$3,946												\$3,946
B3010	Roof	5271702	Roofing, Built-Up, Gravel Ballast, Replace		25	23	2	3435	SF	\$15.34	\$52,707			\$52,707																			\$52,707	
C1030	Classrooms	5265396	Interior Door, Wood, Solid-Core, Replace		40	30	10	6	EA	\$767.20	\$4,603											\$4,603												\$4,603
C1070	Classrooms	5265554	Suspended Ceilings, Acoustical Tile (ACT), Replace		25	15	10	2811	SF	\$3.84	\$10,783											\$10,783												\$10,783
C2010	Restrooms	5265526	Wall Finishes, Ceramic Tile, Replace		40	30	10	448	SF	\$19.73	\$8,838											\$8,838												\$8,838
C2010	Classrooms	5265436	Wall Finishes, Vinyl, Replace		15	10	5	6500	SF	\$2.74	\$17,810						\$17,810													\$17,810				\$35,620
C2030	Restrooms	5265483	Flooring, Ceramic Tile, Replace		40	30	10	92	SF	\$19.73	\$1,815											\$1,815												\$1,815
C2030	Throughout	5265562	Flooring, Vinyl Tile (VCT), Replace		15	10	5	680	SF	\$5.48	\$3,726						\$3,726													\$3,726				\$7,453
C2030	Classrooms	5265530	Flooring, Carpet, Commercial Standard, Replace		10	5	5	1955	SF	\$8.22	\$16,070						\$16,070									\$16,070								\$32,140
D2010	Throughout	5271707	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace		40	35	5	2811	SF	\$12.06	\$33,889						\$33,889																	\$33,889
D2010	Restroom	5265533	Urinal, Standard, Replace		30	30	0	1	EA	\$1,205.60	\$1,206	\$1,206																						\$1,206
D2010	Interior	5265568	Sink/Lavatory, Drop-In Style, Stainless Steel, Replace		30	20	10	2	EA	\$1,315.20	\$2,630											\$2,630												\$2,630
D2010	Restrooms	5265419	Toilet, Commercial Water Closet, Replace		30	20	10	3	EA	\$1,424.80	\$4,274											\$4,274												\$4,274
D2010	Restrooms	5265494	Sink/Lavatory, Vanity Top, Stainless Steel, Replace		30	20	10	2	EA	\$1,315.20	\$2,630											\$2,630												\$2,630
D3020	Mechanical closet	5265492	Furnace, Gas, Replace		20	17	3	2	EA	\$4,603.20	\$9,206				\$9,206																			\$9,206
D3050	Throughout	5271703	HVAC System, Ductwork, Medium Density, Replace		30	25	5	2811	SF	\$4.38	\$12,323						\$12,323																	\$12,323
D5030	Throughout	5271705	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace		40	37	3	2811	SF	\$2.74	\$7,702				\$7,702																			\$7,702
D5040	Throughout	5271704	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace		20	15	5	2811	SF	\$4.93	\$13,864						\$13,864																	\$13,864
D7050	Throughout	5271706	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade		20	17	3	2811	SF	\$3.29	\$9,243				\$9,243																			\$9,243
G4050	Building exterior	5265429	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 250 W, Replace		20	15	5	6	EA	\$657.60	\$3,946						\$3,946																	\$3,946
Totals, Unescalated												\$1,206	\$0	\$52,707	\$26,151	\$0	\$131,265	\$0	\$0	\$0	\$0	\$39,520	\$0	\$0	\$0	\$0	\$25,540	\$0	\$0	\$0	\$0	\$21,536	\$297,924	
Totals, Escalated (3.0% inflation, compounded annually)												\$1,206	\$0	\$55,916	\$28,576	\$0	\$152,172	\$0	\$0	\$0	\$0	\$53,112	\$0	\$0	\$0	\$0	\$39,790	\$0	\$0	\$0	\$0	\$38,897	\$369,668	

Miller Elementary / Building 070

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate	
B2010	Building exterior	5265395	Exterior Walls, Stone, Replace		50	40	10	2775	SF	\$60.28	\$167,277											\$167,277												\$167,277
B2020	Building exterior	5265451	Storefront, Glazing & Framing, Replace		30	20	10	432	SF	\$60.28	\$26,041											\$26,041												\$26,041
B2050	Building exterior	5265521	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace		30	20	10	3	EA	\$1,424.80	\$4,274											\$4,274												\$4,274
B3010	Roof	5271891	Roofing, Single-Ply Membrane, TPO/PVC, Replace		20	3	17																											

Replacement Reserves Report



2/27/2023

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
C2010	Interior	5265424	Wall Finishes, Vinyl, Replace	15	12	3	4320	SF	\$2.74	\$11,837				\$11,837																		\$23,674
C2030	Restrooms	5265402	Flooring, Ceramic Tile, Replace	40	25	15	80	SF	\$19.73	\$1,578																\$1,578						\$1,578
C2030	Hall	5265511	Flooring, Vinyl Tile (VCT), Replace	15	10	5	680	SF	\$5.48	\$3,726					\$3,726																	\$7,453
C2030	Interior	5265514	Flooring, Carpet, Commercial Standard, Replace	10	8	2	1400	SF	\$8.22	\$11,508			\$11,508									\$11,508										\$23,016
D2010	Throughout	5271896	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	25	15	2160	SF	\$12.06	\$26,041																\$26,041						\$26,041
D2010	Restrooms	5265555	Toilet, Commercial Water Closet, Replace	30	20	10	2	EA	\$1,424.80	\$2,850												\$2,850										\$2,850
D2010	Restrooms	5265488	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	20	10	2	EA	\$1,644.00	\$3,288												\$3,288										\$3,288
D2010	Building interior	5265453	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	20	10	1	EA	\$1,315.20	\$1,315												\$1,315										\$1,315
D3050	Mechanical closet	5271897	Packaged Unit, RTU, Pad or Roof-Mounted, 2.5 TON, Replace	20	17	3	2	EA	\$7,124.00	\$14,248			\$14,248																			\$14,248
D3050	Throughout	5271893	HVAC System, Ductwork, Medium Density, Replace	30	25	5	2160	SF	\$4.38	\$9,469					\$9,469																	\$9,469
D5020	Interior	5265448	Distribution Panel, 120/208 V, 200 AMP, Replace	30	20	10	1	EA	\$2,192.00	\$2,192												\$2,192										\$2,192
D5030	Interior	5271831	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	25	15	2160	SF	\$2.74	\$5,918																\$5,918						\$5,918
D5040	Throughout	5271892	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	15	5	2160	SF	\$4.93	\$10,653					\$10,653																	\$10,653
D7050	Throughout	5271895	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade	20	17	3	2160	SF	\$3.29	\$7,102				\$7,102																		\$7,102
E2010	Interior	5265510	Casework, Cabinetry, Standard, Replace	20	15	5	4	LF	\$328.80	\$1,315					\$1,315																	\$1,315
Totals, Unescalated											\$0	\$0	\$11,508	\$33,187	\$0	\$25,164	\$0	\$0	\$0	\$0	\$215,523	\$0	\$11,508	\$0	\$0	\$48,513	\$0	\$40,245	\$11,837	\$0	\$3,726	\$401,212
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$12,209	\$36,264	\$0	\$29,172	\$0	\$0	\$0	\$0	\$289,645	\$0	\$16,408	\$0	\$0	\$75,582	\$0	\$66,519	\$20,151	\$0	\$6,730	\$552,681

Miller Elementary / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost	* Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate	
D2010	Site, admin courtyard	5265408	Water Heater, Electric, Residential, 16 to 29 GAL, Replace	15	12	3	1	EA	\$712.40	\$712				\$712																		\$712	\$1,425
D2010	Site	5265390	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	8	7	1	EA	\$1,644.00	\$1,644								\$1,644															\$1,644
F1020	Site	5274549	Ancillary Building, Classroom/Office Module, Basic/Portable, Replace	25	20	5	7680	SF	\$109.60	\$841,728						\$841,728																	\$841,728
F1020	Site	5274550	Ancillary Building, Classroom/Office Module, Basic/Portable, Replace	25	20	5	3360	SF	\$109.60	\$368,256					\$368,256																		\$368,256
F1020	Site	5274551	Ancillary Building, Classroom/Office Module, Basic/Portable, Replace	25	8	17	4320	SF	\$109.60	\$473,472																	\$473,472						\$473,472
G2020	Site	5274707	Parking Lots, Pavement, Concrete, Replace	5	3	2	35600	SF	\$0.38	\$13,656			\$13,656					\$13,656									\$13,656						\$13,656
G2020	Main parking lot	5274903	Parking Lots, Pavement, Concrete, Replace	5	2	3	17000	SF	\$0.38	\$6,521				\$6,521				\$6,521										\$6,521					\$6,521
G2030	Site, west	5265407	Sidewalk, Concrete, Large Areas, Replace	50	50	0	1000	SF	\$9.86	\$9,864	\$9,864																						\$9,864
G2030	Site, cafeteria	5265411	Sidewalk, Concrete, Large Areas, Replace	50	37	13	360	SF	\$9.86	\$3,551													\$3,551										\$3,551
G2050	Site	5265477	Athletic Surfaces & Courts, Skate Park, Concrete Pavement, Seal & Stripe	5	2	3	37500	SF	\$1.10	\$41,100				\$41,100				\$41,100					\$41,100					\$41,100					\$41,100
G2050	Site	5265495	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	13	12	8	EA	\$10,412.00	\$83,296													\$83,296										\$83,296
G2050	Site, pre-school	5265475	Playground Surfaces, Engineered Wood Fiber, Chips 6" Depth, Replace	3	1	2	1300	SF	\$2.19	\$2,850			\$2,850		\$2,850		\$2,850		\$2,850		\$2,850				\$2,850		\$2,850			\$2,850		\$2,850	
G2050	Site, kindergarten	5274905	Playground Surfaces, Engineered Wood Fiber, Chips 6" Depth, Replace	3	1	2	3500	SF	\$2.19	\$7,672			\$7,672		\$7,672		\$7,672		\$7,672		\$7,672				\$7,672		\$7,672			\$7,672		\$7,672	
G2050	Site, kindergarten	5265493	Play Structure, Multipurpose, Very Small, Replace	20	15	5	1	EA	\$6,576.00	\$6,576					\$6,576																		\$6,576
G2050	Site, pre-school	5265430	Play Structure, Multipurpose, Small, Replace	20	8	12	1	EA	\$10,960.00	\$10,960													\$10,960										\$10,960
G2060	Site, kindergarten	5265428	Fences & Gates, Pedestrian Gate, Wrought Iron, Replace	25	15	10	2	EA	\$876.80	\$1,754											\$1,754												\$1,754
G2060	Site, cafeteria	5265467	Picnic Table, Metal Powder-Coated, Replace	20	10	10	7	EA	\$767.20	\$5,370											\$5,370												\$5,370
G2060	Site, pre-school	5265573	Picnic Table, Metal Powder-Coated, Replace	20	8	12	3	EA	\$767.20	\$2,302												\$2,302											\$2,302
G2060	Site, cafeteria	5265422	Picnic Table, Metal Powder-Coated, Replace	20	5	15	5	EA	\$767.20	\$3,836																\$3,836							\$3,836
G2060	Site, perimeter	5265425	Fences & Gates, Fence, Chain Link 6', Replace	40	20	20	1360	LF	\$23.02	\$31,302																				\$31,302			\$31,302
G2080	Site, playing fields	5265564	Irrigation System, Pop-Up Spray Heads, Commercial, Replace	20	15	5	208000	SF	\$1.10	\$227,968					\$227,968																		\$227,968
Totals, Unescalated											\$9,864	\$0	\$24,178	\$48,334	\$0	\$1,455,050	\$0	\$15,300	\$58,143	\$0	\$7,124	\$10,522	\$110,214	\$51,172	\$10,522	\$3,836	\$0	\$497,650	\$48,334	\$0	\$41,823	\$2,392,064	
Totals, Escalated (3.0% inflation, compounded annually)											\$9,864	\$0	\$25,650	\$52,815	\$0	\$1,686,801	\$0	\$18,817	\$73,654	\$0	\$9,574	\$14,564	\$157,138	\$75,148	\$15,915	\$5,976	\$0	\$822,539	\$82,285	\$0	\$75,538	\$3,126,280	