

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

DLR Group

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Riverside, California 92507
Beryl Mensonides



Oakley Elementary
1120 West Harding Avenue
Santa Maria, California 93458

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BV PROJECT #:

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ON SITE DATE:

February 7, 2023

Bureau Veritas

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Elementary School
Number of Buildings	Four
Main Address	1120 West Harding Avenue, Santa Maria, California 93458
Site Developed	Original buildings 1962 with an additional building added in 2006. Modernization and building additions completed in 2000 and 2001 with portable buildings added as needed.
Site Area	8.40 acres (estimated)
Parking Spaces	117 total spaces all in open lots; 6 of which are accessible
Outside Occupants / Leased Spaces	None
Date(s) of Visit	February 7, 2023
Management Point of Contact	DLR Group, Mr. Kevin Fleming (951) 682-0470 kfleming@dlrgroup.com
On-site Point of Contact (POC)	Javier Cavazos, Facilities Maintenance Coordinator 559-399-7698
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AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The Oakley Elementary School campus buildings were constructed in 1962 with an additional classroom building being added in 2006. Renovation and modifications were completed in 2000 and 2001 and as needed. Several portable buildings were added to the campus in the 1980's and 1990's.

Architectural

Most Oakley Elementary school campus buildings consist of stucco finished walls over wood frame or steel stud construction on a concrete slab foundation. The portable buildings that were added to the school campus are prefabricated modular buildings with a crawl space over pier foundations. In general, the structures appear to be sound, with no significant areas of settlement or structural-related deficiencies observed. Roofing systems vary from asphalt shingles and standing seam metal roofing systems. Lifecycle replacement of the roof and interior finishes is anticipated for all buildings.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The HVAC systems vary from Gas-Fired Furnaces located on the mezzanine level of the older buildings, and ground mounted split-system condensing unit/heat pumps on the other permanent building. The portable buildings have exterior wall mounted Heat Pump units providing heating and cooling. Lifecycle replacement of HVAC components is anticipated. Most of the main facility's electrical and plumbing infrastructure and some panels are considered somewhat aged but still functional, with the most significant limitation being the lack of emergency power and emergency lighting. In addition, all the buildings were found to be lacking a fire sprinkler system.

Site

In general, the site has been well maintained. Much of the site contains moderate to heavy landscaping with the large grass area playground being served by in-ground irrigation. The existing asphalt and concrete paved parking areas and drive aisles are in good condition with a large asphalt parking lot added in 2016. Several of the playground structures are scheduled for replacement. Oakley Park, located on the south side of the site has been extended into the school site with new baseball fields and parking areas in 2016. The parking area on the north side of the property is reported to have drainage issues.

Recommended Additional Studies

The parking area on the north side of the property is reported to have drainage issues along with some of the on-site storm water retention areas.

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
Oakley Elementary (1962)	\$550	34,200	\$18,810,000	0.0%	1.1%	3.1%	13.0%
Oakley Elementary / Building 010 (1962)	\$550	9,720	\$5,346,000	0.1%	0.1%	1.0%	10.5%
Oakley Elementary / Building 020 (1962)	\$550	8,640	\$4,752,000	0.0%	1.3%	2.5%	9.6%
Oakley Elementary / Building 030 (1962)	\$550	8,640	\$4,752,000	0.0%	0.0%	2.2%	12.8%
Oakley Elementary / Building 600 (2006)	\$550	7,200	\$3,960,000	0.0%	2.7%	3.6%	9.1%

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.

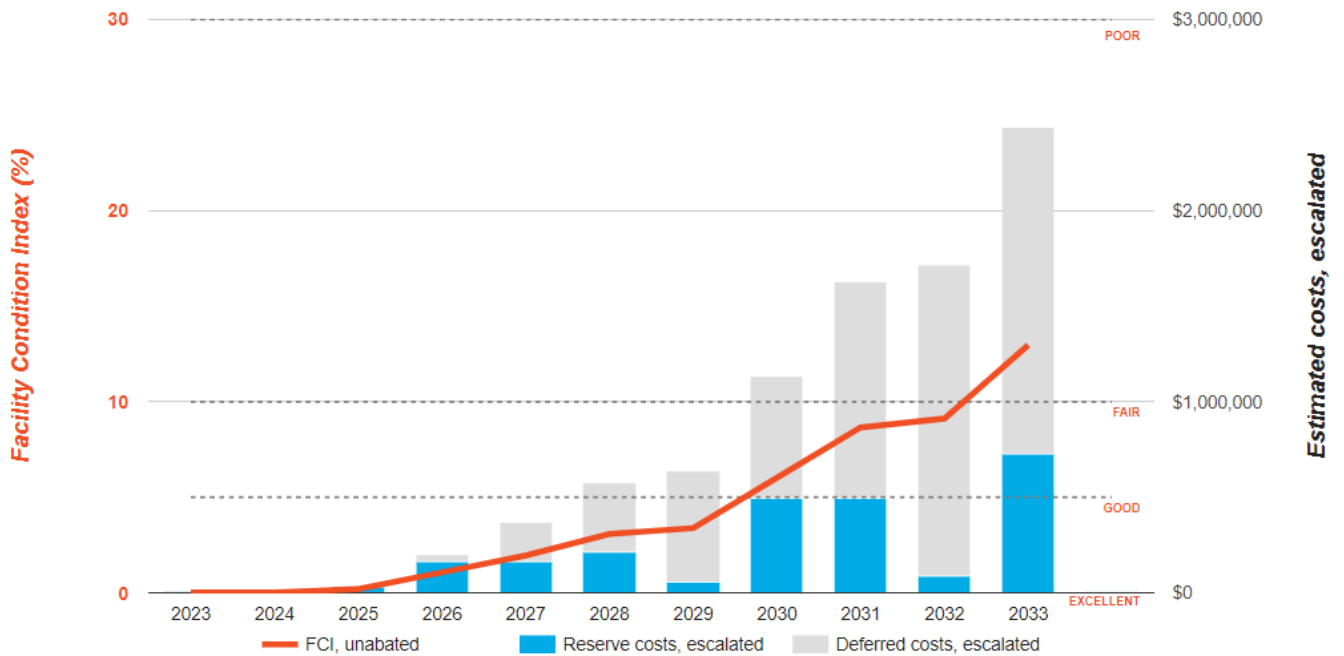
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Oakley Elementary

Replacement Value: \$18,810,000

Inflation Rate: 3.0%

Average Needs per Year: \$221,800



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	-	-	-	\$191,381	\$435,501	\$626,882
Roofing	\$1,205	-	\$165,145	\$108,184	-	\$274,534
Interiors	-	-	\$7,520	\$529,012	\$657,871	\$1,194,403
Plumbing	-	-	-	\$88,259	\$522,351	\$610,610
HVAC	\$3,726	-	\$182,214	\$166,681	\$372,970	\$725,591
Electrical	-	-	\$38,802	\$101,877	\$301,876	\$442,555
Fire Alarm & Electronic Systems	-	-	\$12,933	\$212,509	\$33,752	\$259,194
Equipment & Furnishings	-	-	\$2,541	\$173,169	\$121,306	\$297,016
Site Utilities	-	-	\$4,790	-	\$21,613	\$26,403
TOTALS (3% inflation)	\$5,000	-	\$414,000	\$1,571,100	\$2,467,300	\$4,457,400

Immediate Needs

Facility/Building	Total Items	Total Cost
Oakley Elementary / Building 010	2	\$4,900
Total	2	\$4,900

Building 010

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
5249864	Oakley Elementary / Building 010	Roof	B3010	Roofing, any type, Repairs per Man-Day, Repair	Poor	Performance/Integrity	\$1,200
5249974	Oakley Elementary / Building 010	Roof	D3030	Split System, Condensing Unit/Heat Pump, Replace	Poor	Performance/Integrity	\$3,700
Total (2 items)							\$4,900



Key Findings



Roofing in Poor condition.

any type, Repairs per Man-Day
Building 010 Oakley Elementary Roof

Uniformat Code: B3010
Recommendation: **Repair in 2023**

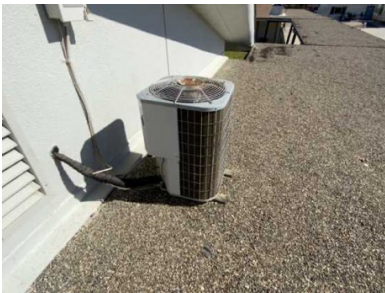
Priority Score: **88.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,200

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Sheet metal cap flashing has deteriorated and needs repair or replacement - AssetCALC ID: 5249864



Split System in Poor condition.

Condensing Unit/Heat Pump
Building 010 Oakley Elementary Roof

Uniformat Code: D3030
Recommendation: **Replace in 2023**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,700

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Unit no longer operating - AssetCALC ID: 5249974

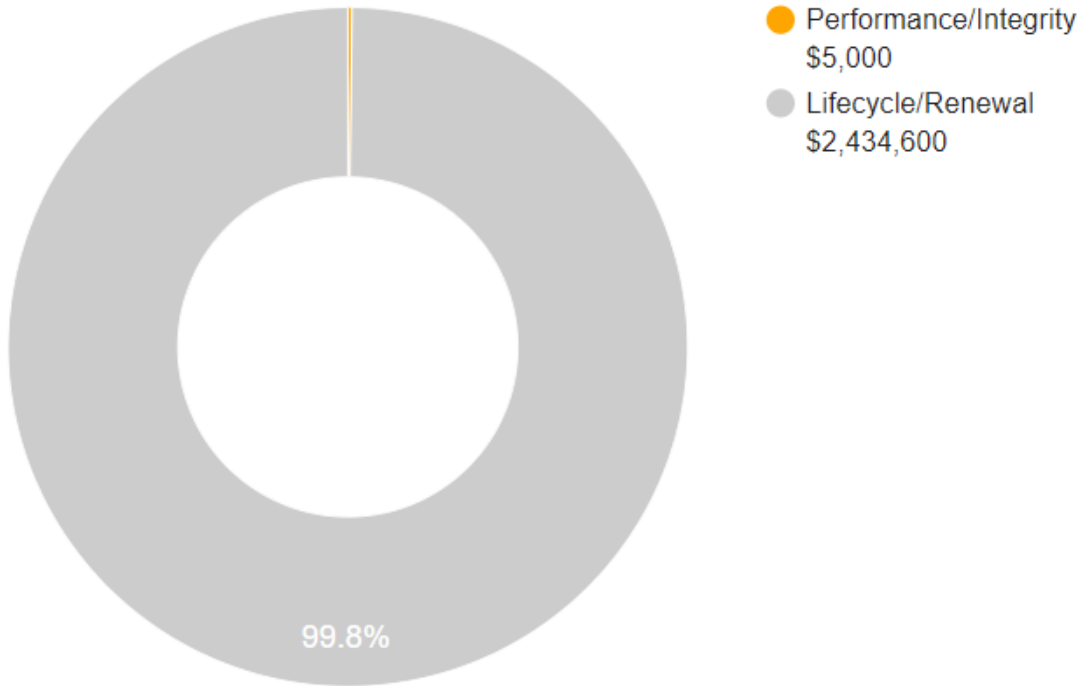
Plan Types

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: \$2,439,600



2. Building - 010



Building - 010: Systems Summary

Constructed/Renovated	1962/2000	
Building/Group Size	9,720 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, painted CMU Windows: Steel	Fair
Roof	Primary: Gable construction with asphalt shingles Secondary: Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted gypsum board, vinyl, and ceramic tile Floors: Carpet, VCT, and ceramic tile Ceilings: Painted gypsum board, and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron and PVC waste & venting Hot Water: Electric water heater with integral tank Fixtures: Toilets, and sinks in all restrooms, and sinks in classrooms	Fair
HVAC	Non-Central System: Gas- fired furnaces, packaged units	Fair

Building - 010: Systems Summary		
Fire Suppression	Fire extinguishers only	Good
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, heat detectors, strobes, pull stations and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Building lacks fire suppression system	

3. Building - 020



Building - 020: Systems Summary

Constructed/Renovated	1962/2000	
Building/Group Size	8,640 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, painted CMU Windows: Steel	Fair
Roof	Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board, vinyl, and ceramic tile Floors: Carpet, VCT, and ceramic tile Ceilings: Painted gypsum board, and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron and PVC waste & venting Hot Water: Gas water heater with integral tank Fixtures: Toilets, and sinks in all restrooms, and sinks in classrooms	Fair
HVAC	Non-Central System: Gas-fired furnaces Supplemental components: Exhaust fans	Fair

Building - 020: Systems Summary

Fire Suppression	Fire extinguishers, kitchen hood system	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, heat detectors, strobes, pull stations, and exit signs	Fair
Equipment/Special	None	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Building lacks fire suppression system	

4. Building - 030



Building - 030: Systems Summary

Constructed/Renovated	1962/2001	
Building/Group Size	8,640 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, painted CMU Windows: Steel	Fair
Roof	Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board, vinyl, and ceramic tile Floors: Carpet, VCT, and ceramic tile Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron and PVC waste & venting Hot Water: Electric water heater with integral tank Fixtures: Toilets, urinals and sinks in restroom, and sink in classrooms	Fair
HVAC	Non-Central System: Gas-fired furnaces Supplemental components: Exhaust fans	Fair

Building - 030: Systems Summary		
Fire Suppression	Fire extinguishers only	Good
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, heat detectors, strobes, pull stations, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Building lacks fire suppression system	

5. Building - 600



Building - 600: Systems Summary

Constructed/Renovated	2006	
Building/Group Size	7,200 SF	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Modular building with steel moment frame construction	Fair
Façade	Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Gable construction with asphalt shingles	Fair
Interiors	Walls: Vinyl coated gypsum board Floors: Carpet Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Electric water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms and classrooms	Fair
HVAC	Non-Central System: Split-system condensing unit/heat pumps	Fair

Building - 600: Systems Summary		
Fire Suppression	Fire extinguishers only	Good
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent, incandescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Building lacks fire suppression system	

6. Site Summary



Site Information		
System	Description	Condition
Pavement/Flatwork	Concrete lot and asphalt lots with adjacent concrete sidewalks and curbs	Fair
Site Development	Monument sign and Building-mounted signage; chain link fencing Playgrounds and sports fields and courts Heavily furnished with picnic tables	Fair
Landscaping and Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED Building-mounted: LED	Fair
Ancillary Structures	Prefabricated modular buildings	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.	

7. Property Space Use and Observed Areas

Areas Observed

Most 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

All key areas of the property were accessible and observed.

8. 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

The campus was originally constructed in 1962. The facility was substantially renovated in 2000 and widespread accessibility improvements appear to have been implemented at that time.

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

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

9. 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.

10. 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.

11. Certification

DLR Group (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Oakley Elementary School, 1120 West Harding Avenue, Santa Maria, California 93458, 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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12. 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



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - BUILDING ELEVATION



6 - BUILDING FACADE



Photographic Overview



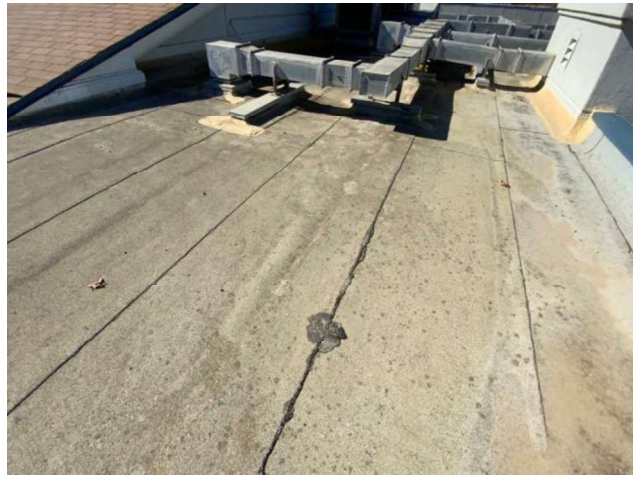
7 - BUILDING FACADE



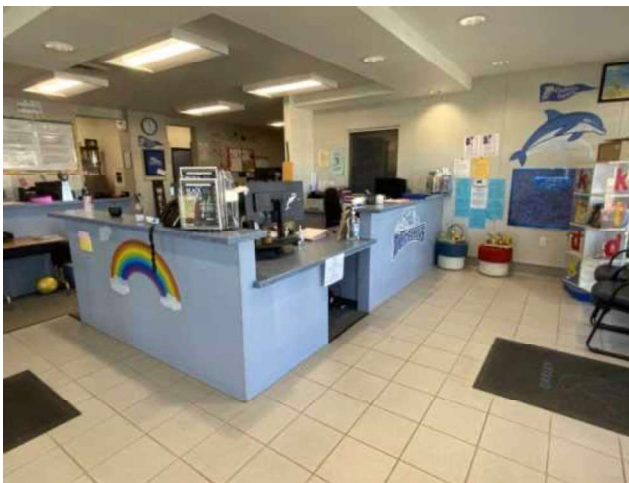
8 - BUILDING FACADE



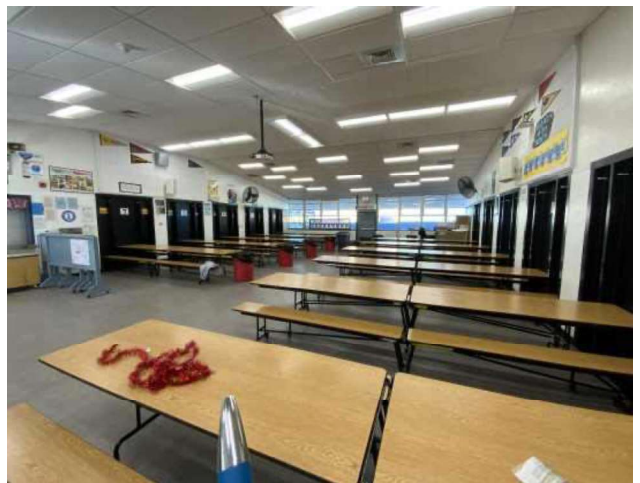
9 - ROOFING



10 - ROOFING



11 - FRONT OFFICE



12 - MPR



Photographic Overview



13 - LIBRARY



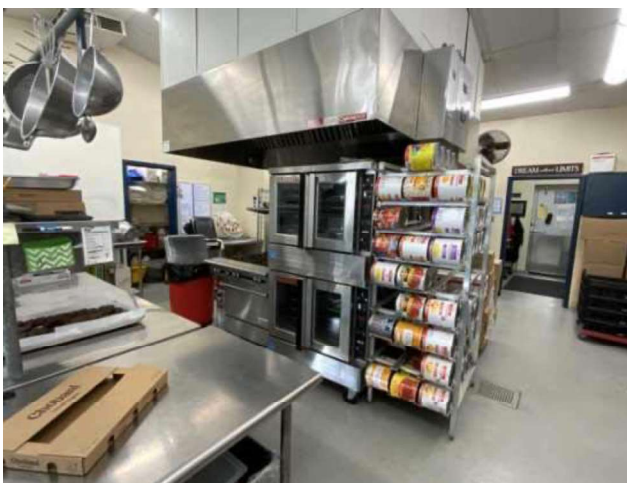
14 - CLASSROOM



15 - CLASSROOM



16 - CLASSROOM



17 - KITCHEN



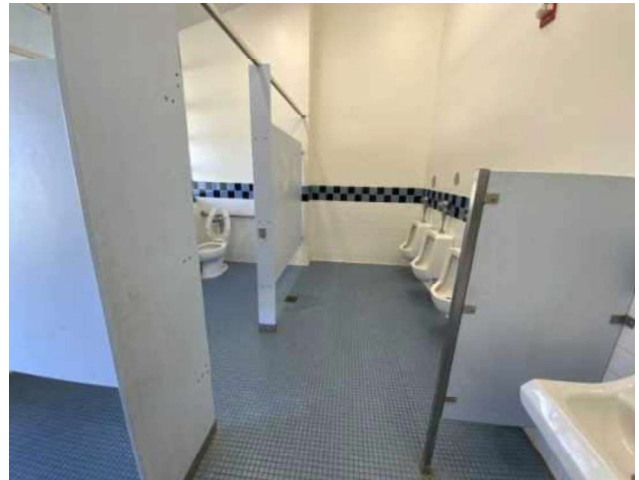
18 - TEACHERS LOUNGE



Photographic Overview



19 - TEACHERS LOUNGE



20 - RESTROOM



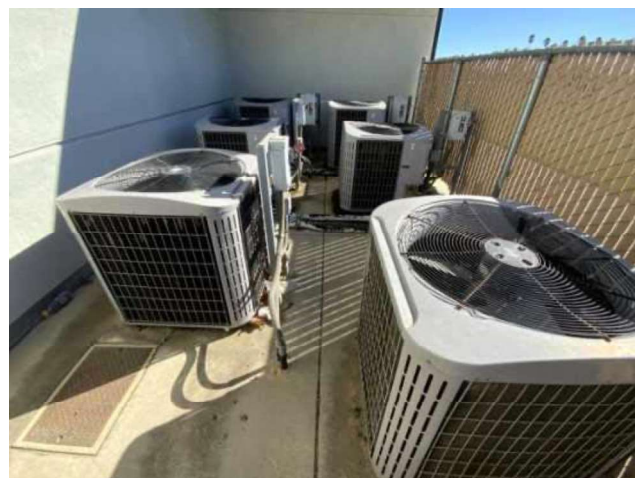
21 - CLASSROOM SINK



22 - WATER HEATER



23 - FURNACE



24 - HVAC UNITS



Photographic Overview



25 - SWITCHBOARD



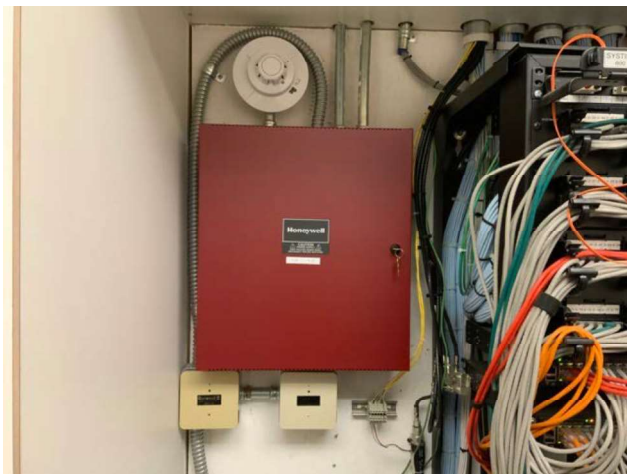
26 - ELECTRICAL PANEL



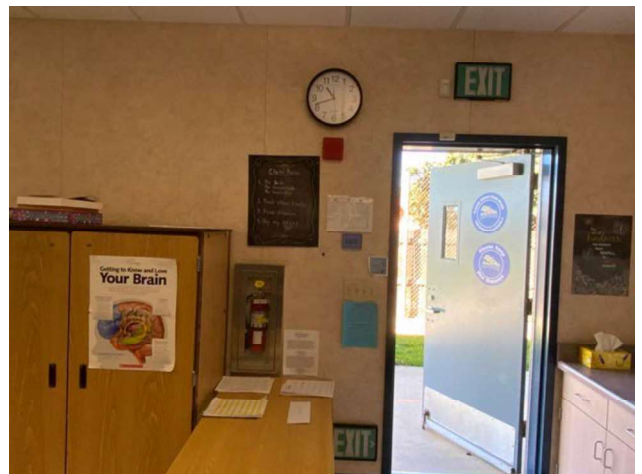
27 - SWITCHBOARD



28 - SECONDARY TRANSFORMER



29 - FIRE ALARM PANEL



30 - FIRE ALARM SYSTEM



Photographic Overview



31 - KITCHEN EQUIPMENT



32 - KITCHEN EQUIPMENT



33 - ANCILLARY BUILDINGS



34 - ANCILLARY BUILDINGS



35 - GRASS PLAYFIELD



36 - CONCRETE SPORTS COURTS



Photographic Overview



37 - PLAY STRUCTURE



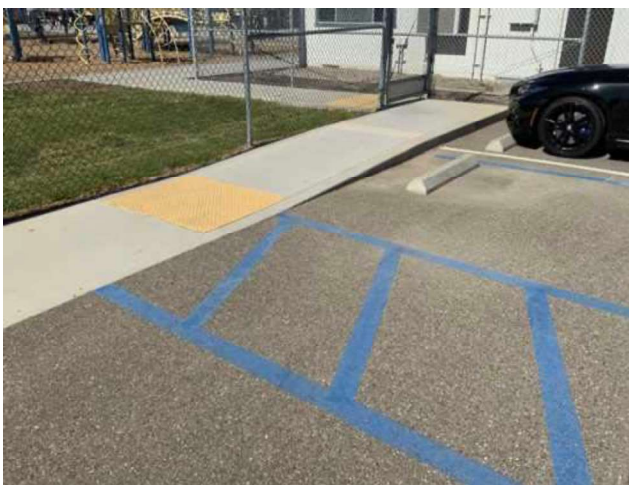
38 - PARKING AREA



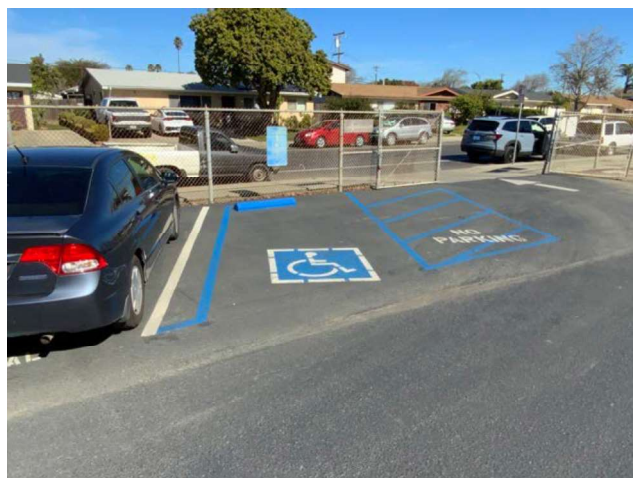
39 - SITE FENCING



40 - ACCESSIBLE PARKING AREA



41 - ACCESSIBLE ROUTE



42 - ACCESSIBLE PARKING AREA





Appendix B:

Site Plan



Site Plan



 BUREAU VERITAS	Project Number	Project Name	
	158764.22R000-016.017	Oakley Elementary School	
	Source	On-Site Date	
	Google	February 7, 2023	

Appendix C:

Pre-Survey Questionnaire



BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Oakley Elementary

Name of person completing form: Javier Cavazos

Title / Association w/ property: Facilities Maintenance Coordinator

Length of time associated w/ property: 2 years

Date Completed: 2/7/2023

Phone Number: 559-399-7698


Method of Completion: INTERVIEW - verbally completed during interview

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 1962	Renovated 2001	
2	Building size in SF	60,000 SF		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	2016 - additional parking lot 2016 - baseball fields		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	2024 - new HVAC units		
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				Minor roof leak over front office area
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 issues?		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? Poorly insulated areas?	X				New unit scheduled
14	Is the electrical service outdated, undersized, or 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 previously performed? If so, when?				X	
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.	X				
20	ADA: Has building management reported any accessibility-based complaints or litigation?		X			
21	Are any areas of the property leased to outside occupants?		X			



Signature of Assessor



Signature of POC

Appendix D: Accessibility Review and Photos



Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Oakley Elementary

BV Project Number: 158764.22R000 - 016.017

Abbreviated Accessibility Checklist

Facility History & Interview

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

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



2ND AREA OF ACCESSIBLE PARKING

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

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE PATH



2ND PATHWAY

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

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

Abbreviated Accessibility Checklist

Building Entrances



MAIN ENTRANCE



DOOR HARDWARE

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

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

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH



DOOR HARDWARE

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

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

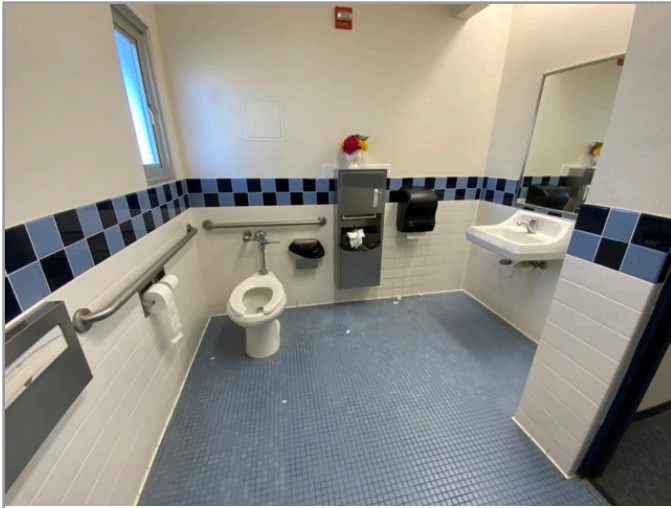
Abbreviated Accessibility Checklist

Elevators

Elevators section not applicable at this site.

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

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

Abbreviated Accessibility Checklist

Kitchens/Kitchenettes

Kitchens/Kitchenettes section not applicable at this site.

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools



ACCESSIBLE ROUTE TO PLAYGROUND



OVERVIEW OF PLAYGROUND

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

Appendix E:

Component Condition Report



Component Condition Report | Oakley Elementary / Building 010

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Good	Exterior Walls, any painted surface, Prep & Paint	4,500 SF	7	5249905
B2020	Building Exterior	Fair	Window, Steel, 16-25 SF	48	15	5249867
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	25	25	5249824
Roofing						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	13,690 SF	8	5249859
B3010	Roof	Poor	Roofing, any type, Repairs per Man-Day, Repair	1	0	5249864
B3010	Roof	Fair	Roofing, Built-Up	1,850 SF	8	5249918
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	14	15	5250004
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	7,400 SF	8	5249994
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	4	10	5249840
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	600 SF	30	5249989
C2010	Throughout building	Good	Wall Finishes, any surface, Prep & Paint	13,500 SF	8	5249951
C2030	Throughout building	Good	Flooring, Carpet, Commercial Standard	8,850 SF	8	5249968
C2030	Restrooms	Fair	Flooring, Ceramic Tile	450 SF	20	5249908
C2030	Front desk	Good	Flooring, Ceramic Tile	265 SF	30	5249954
C2030	Office	Fair	Flooring, Vinyl Tile (VCT)	150 SF	7	5249949
C2050	Office	Good	Ceiling Finishes, any flat surface, Prep & Paint	2,250 SF	8	5249882
Plumbing						
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	9	15	5249924
D2010	Classroom	Fair	Sink/Lavatory, Drop-In Style, Stainless Steel	6	9	5251017
D2010	Office	Fair	Water Heater, Electric, Residential	2	7	5249846
D2010	Restrooms	Good	Urinal, Standard	4	20	5249871
D2010	Office	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	1	15	5249891
D2010	Teachers lounge	Good	Sink/Lavatory, Vanity Top, Stainless Steel	2	20	5249809
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	9,720 SF	15	5251014
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	8	15	5249933
D2010	Building exterior	Good	Drinking Fountain, Wall-Mounted, Bi-Level	2	10	5249835
HVAC						
D3020	Mechanical room	Fair	Furnace, Gas	1	4	5249909
D3020	Mezzanine	Fair	Furnace, Gas	8	4	5249969
D3030	Roof	Poor	Split System, Condensing Unit/Heat Pump	1	0	5249974
D3030	Roof	Good	Unit Ventilator, approx/nominal 2 Ton	3	17	5249802
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	10	5250006
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	9,720 SF	15	5249929
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	5	10	5249962
Electrical						
D5020	Mechanical room	Fair	Switchboard, 120/208 V	1	16	5249844
D5020	Utility closet	Fair	Distribution Panel, 120/208 V	1	9	5249911
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	9,720 SF	15	5251143
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	9,720 SF	10	5251144
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	9,720 SF	10	5251142
D7050	Office	Fair	Fire Alarm Panel, Fully Addressable	1	7	5249889
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	9,720 SF	7	5249896
Equipment & Furnishings						
E2010	Classroom	Fair	Casework, Cabinetry, Standard	40 LF	8	5251036
E2010	Classroom	Fair	Casework, Countertop, Plastic Laminate	40 LF	5	5251140
Sitework						
G4050	Building exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 100 W	12	14	5251141

Component Condition Report | Oakley Elementary / Building 020

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Good	Exterior Walls, any painted surface, Prep & Paint	4,200 SF	8	5249828
B2020	Building Exterior	Fair	Window, Steel, 16-25 SF	60	15	5249952

Component Condition Report Oakley Elementary / Building 020						
UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	15	25	5249930
Roofing						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	12,760 SF	4	5249901
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	8	20	5249990
C1070	Classrooms	Fair	Suspended Ceilings, Acoustical Tile (ACT)	7,380 SF	15	5249977
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	4	8	5249880
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	756 SF	10	5250007
C2010	Throughout building	Good	Wall Finishes, any surface, Prep & Paint	11,750 SF	8	5250002
C2030	Classrooms	Good	Flooring, Carpet, Commercial Standard	4,680 SF	7	5249919
C2030	Restrooms	Fair	Flooring, Ceramic Tile	360 SF	10	5249921
C2030	MPR	Good	Flooring, Luxury Vinyl Tile (LVT)	2,160 SF	12	5249934
C2030	Kitchen	Fair	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	900 SF	6	5249960
C2050	Throughout building	Good	Ceiling Finishes, any flat surface, Prep & Paint	360 SF	7	5249815
C2050	Kitchen	Fair	Ceiling Finishes, Vinyl	900 SF	7	5249898
Plumbing						
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Single-Level	2	8	5249998
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	15	5249876
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	15	5249976
D2010	Restrooms	Fair	Sink/Lavatory, Trough Style, Solid Surface	1	10	5250000
D2010	Classrooms	Fair	Sink/Lavatory, Trough Style, Solid Surface	2	15	5249988
D2010	Restrooms	Good	Toilet, Commercial Water Closet	5	20	5249825
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	8,640 SF	15	5249913
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 1-Bowl	1	15	5249866
D2010	Classrooms	Fair	Toilet, Child-Sized	4	15	5249914
D2010	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	10	5249810
D2010	Utility closet	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	1	15	5249811
D2010	Mezzanine	Fair	Water Heater, Gas, Commercial (125 MBH)	1	10	5249860
HVAC						
D3020	Mezzanine	Fair	Furnace, Gas	8	3	5249865
D3030	Roof	Good	Unit Ventilator, approx/nominal 2 Ton, 300 to 750 CFM	8	15	5251159
D3030	Roof	Fair	Unit Ventilator, approx/nominal 3 Ton, 751 to 1250 CFM	1	12	5251238
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	8,640 SF	15	5249937
D3060	MPR	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated	2	10	5250003
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1001 to 2000 CFM	8	15	5251161
Electrical						
D5020	Mechanical room	Fair	Distribution Panel, 120/208 V	1	6	5249925
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	8,640 SF	15	5249875
D5040	Building exterior	Good	Standard Fixture w/ Lamp, any type, w/ LED Replacement	12	15	5249893
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	8,640 SF	15	5249915
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	8,640 SF	7	5249947
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	8,640 SF	10	5249863
Equipment & Furnishings						
E1030	Kitchen	Good	Foodservice Equipment, Tilting Skillet	1	15	5249932
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Combination Freezer/Refrigerator	1	10	5249970
E1030	Kitchen	Good	Foodservice Equipment, Convection Oven, Double	2	7	5249851
E1030	Kitchen	Good	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	12	5249928
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, Undercounter 1-Door	2	10	5249850
E1030	Kitchen	Good	Foodservice Equipment, Range/Oven, 6-Burner	1	10	5249806
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	4	8	5249861
E2010	Classroom	Fair	Casework, Countertop, Plastic Laminate	16 LF	7	5251156
E2010	Classroom	Fair	Casework, Cabinetry, Standard	16 LF	7	5251155
Sitework						
G4050	Exterior building	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 100 W	12	15	5251154

Component Condition Report Oakley Elementary / Building 030						
UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Good	Exterior Walls, any painted surface, Prep & Paint	4,180 SF	7	5249935
B2020	Building Exterior	Fair	Window, Steel, 16-25 SF	48	10	5249804
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	23	25	5249945
Roofing						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	12,768 SF	5	5249874
Interiors						
C1070	Classrooms	Fair	Suspended Ceilings, Acoustical Tile (ACT)	7,930 SF	15	5249978
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	9	12	5249984
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	640 SF	25	5249847
C2010	Throughout building	Fair	Wall Finishes, Vinyl	8,200 SF	8	5249873
C2030	Restrooms	Fair	Flooring, Ceramic Tile	748 SF	25	5249807
C2030	Classrooms	Good	Flooring, Carpet, Commercial Standard	7,250 SF	7	5249992
C2030	Classrooms	Fair	Flooring, Vinyl Tile (VCT)	438 SF	7	5249822
C2030	Utility closet	Fair	Flooring, Vinyl Tile (VCT)	200 SF	4	5249916
C2050	Throughout building	Good	Ceiling Finishes, any flat surface, Prep & Paint	700 SF	7	5251162
Plumbing						
D2010	Restrooms	Fair	Urinal, Standard	4	7	5249972
D2010	Exterior building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	7	5251166
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	8	7	5249827
D2010	Utility closet	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	1	10	5249834
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	8,640 SF	20	5251187
D2010	Office	Good	Water Heater, Electric, Residential	1	10	5249878
D2010	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	8	10	5249959
D2010	Office	Good	Sink/Lavatory, Vanity Top, Stainless Steel	1	25	5249826
D2010	Restrooms	Good	Toilet, Commercial Water Closet	11	20	5251167
HVAC						
D3020	Mezzanine	Fair	Furnace, Gas	8	4	5249904
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	8	5250005
D3030	Roof	Good	Unit Ventilator, approx/nominal 2 Ton	4	17	5249842
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	8,640 SF	9	5249798
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	8	10	5249946
Electrical						
D5020	Mezzanine	Fair	Distribution Panel, 120/208 V	1	9	5249837
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	8,640 SF	7	5249939
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	8,640 SF	17	5249831
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	8,640 SF	7	5249862
D7050	Throughout ,building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	8,640 SF	10	5251189
Equipment & Furnishings						
E2010	Classrooms	Fair	Casework, Cabinetry, Hardwood Standard	96 LF	7	5249973
E2010	Classrooms	Fair	Casework, Countertop, Plastic Laminate	96 LF	7	5251190
Sitework						
G4050	Exterior building	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 100 W	8	15	5251191

Component Condition Report Oakley Elementary / Building 600						
UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Good	Exterior Walls, any painted surface, Prep & Paint	4,600 SF	7	5249836
B2020	Building Exterior	Good	Window, Aluminum Double-Glazed, 16-25 SF	14	20	5249818
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	11	23	5249845
Roofing						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	9,600 SF	3	5249881
Interiors						
C1030	Classrooms	Good	Interior Door, Wood, Solid-Core	6	30	5251519
C1070	Classrooms	Fair	Suspended Ceilings, Acoustical Tile (ACT)	6,720 SF	8	5249965
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	7	3	5249995
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	1,220 SF	23	5249938

Component Condition Report Oakley Elementary / Building 600						
UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2010	Throughout building	Fair	Wall Finishes, Vinyl	9,200 SF	8	5249931
C2030	Restrooms	Fair	Flooring, Ceramic Tile	480 SF	17	5249923
C2030	Classrooms	Fair	Flooring, Vinyl Tile (VCT)	860 SF	7	5249991
C2030	Classrooms	Good	Flooring, Carpet, Commercial Standard	5,850 SF	7	5249884
C2050	Restrooms	Good	Ceiling Finishes, any flat surface, Prep & Paint	480 SF	8	5249986
Plumbing						
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	8	5249996
D2010	Restrooms	Good	Toilet, Commercial Water Closet	8	20	5249892
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	5	20	5249883
D2010	Restrooms	Fair	Urinal, Standard	3	13	5249877
D2010	Throughout building	Good	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	7,200 SF	30	5251518
D2010	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	6	13	5249958
HVAC						
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	6	6	5249900
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	7,200 SF	5	5249813
Electrical						
D5020	Building exterior	Fair	Distribution Panel, 120/208 V	1	11	5249858
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	7,200 SF	3	5249803
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	7,200 SF	3	5249971
D7050	Work room	Fair	Fire Alarm Panel, Fully Addressable	1	7	5249899
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	7,200 SF	12	5249963
Equipment & Furnishings						
E2010	Classrooms	Fair	Casework, Cabinetry, Hardwood Standard	72 LF	12	5249879
E2010	Classrooms	Fair	Casework, Countertop, Plastic Laminate	72 LF	8	5249870
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	10	3	5249800
Component Condition Report Oakley Elementary / Site						
UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Electrical						
D5020	Site	Good	Secondary Transformer, Dry, Stepdown	1	20	5249801
D5020	Site	Fair	Secondary Transformer, Dry, Stepdown	1	10	5249823
D5020	Site	Fair	Secondary Transformer, Dry, Stepdown	1	10	5249897
Special Construction & Demo						
F1020	Site	Good	Ancillary Building, Classroom/Office Module, Basic/Portable	16,320 SF	20	5249820
Pedestrian Plazas & Walkways						
G2020	Site	Good	Parking Lots, Pavement, Asphalt, Seal & Stripe	32,000 SF	4	5249940
G2020	Concrete playground	Fair	Parking Lots, Pavement, Concrete	38,000 SF	25	5249872
G2020	Parking area	Fair	Parking Lots, Pavement, Concrete	17,500 SF	32	5251678
G2030	Site	Fair	Sidewalk, Concrete, Small Areas/Sections	12,600 SF	25	5249926
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Play Structure, Multipurpose, Medium	3	5	5249927
G2050	Site	Good	Playfield Surfaces, Chips Wood, 6" Depth	13,600 SF	2	5249886
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	12	15	5249907
Sitework						
G2060	Site	Good	Fences & Gates, Vehicle Gate, Chain Link Sliding Electric	1	13	5249839
G2060	Site	Good	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	1	15	5249987
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	4	10	5249942
G2060	Site	Good	Picnic Table, Precast Concrete	4	20	5249980
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	1,550 LF	25	5249805
G2080	Site	Fair	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	104,000 SF	10	5249955
G4050	Parking lot	Good	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	7	15	5249964

Appendix F: Replacement Reserves





Replacement Reserves Report

4/17/2023

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	
Oakley Elementary	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Oakley Elementary / Building 010	\$4,932	\$0	\$0	\$0	\$44,778	\$2,541	\$0	\$80,216	\$287,321	\$13,156	\$128,616	\$0	\$0	\$0	\$7,957	\$395,089	\$79,144	\$64,671	\$170,027	\$0	\$0	\$33,454	\$1,311,903
Oakley Elementary / Building 020	\$0	\$0	\$0	\$59,402	\$59,813	\$0	\$16,751	\$101,945	\$58,902	\$0	\$161,298	\$0	\$46,723	\$0	\$0	\$670,907	\$18,995	\$99,308	\$56,396	\$0	\$23,952	\$1,374,390	
Oakley Elementary / Building 030	\$0	\$0	\$0	\$0	\$42,681	\$61,646	\$0	\$210,636	\$38,319	\$52,282	\$204,104	\$0	\$10,548	\$0	\$0	\$52,857	\$0	\$247,807	\$0	\$1,922	\$216,438	\$1,139,240	
Oakley Elementary / Building 600	\$0	\$0	\$0	\$106,505	\$0	\$36,592	\$40,831	\$103,758	\$73,001	\$0	\$3,034	\$67,506	\$16,900	\$0	\$0	\$0	\$0	\$120,131	\$1,791	\$0	\$61,760	\$631,810	
Grand Total	\$4,932	\$0	\$0	\$165,908	\$147,272	\$100,779	\$57,582	\$496,555	\$457,543	\$65,438	\$494,019	\$3,034	\$124,776	\$16,900	\$7,957	\$1,118,852	\$98,139	\$531,917	\$228,214	\$1,922	\$336,604	\$4,457,343	

Oakley Elementary

Oakley Elementary / Building 010

Uniform Code	ID	Cost Description	Lifespan (EUL)	Age	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	5249905	Exterior Walls, any painted surface, Prep & Paint	10	3	7	4500	SF	\$3.29	\$14,796								\$14,796								\$14,796						\$29,592
B2020	5249867	Window, Steel, 16-25 SF, Replace	30	15	15	48	EA	\$1,863.20	\$89,434																\$89,434						\$89,434
B3010	5249859	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	12	8	13690	SF	\$4.16	\$57,016								\$57,016														\$57,016
B3010	5249864	Roofing, any type, Repairs per Man-Day, Repair	0	0	0	1	EA	\$1,205.60	\$1,206	\$1,206																					\$1,206
B3010	5249918	Roofing, Built-Up, Replace	25	17	8	1850	SF	\$15.34	\$28,386								\$28,386														\$28,386
C1030	5250004	Interior Door, Wood, Solid-Core, Replace	40	25	15	14	EA	\$767.20	\$10,741																\$10,741						\$10,741
C1070	5249994	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	17	8	7400	SF	\$3.84	\$28,386								\$28,386														\$28,386
C1090	5249840	Toilet Partitions, Plastic/Laminate, Replace	20	10	10	4	EA	\$822.00	\$3,288										\$3,288												\$3,288
C2010	5249951	Wall Finishes, any surface, Prep & Paint	10	2	8	13500	SF	\$1.64	\$22,194								\$22,194									\$22,194					\$44,388
C2030	5249908	Flooring, Ceramic Tile, Replace	40	20	20	450	SF	\$19.73	\$8,878																						\$8,878
C2030	5249949	Flooring, Vinyl Tile (VCT), Replace	15	8	7	150	SF	\$5.48	\$822								\$822														\$822
C2030	5249968	Flooring, Carpet, Commercial Standard, Replace	10	2	8	8850	SF	\$8.22	\$72,747																						\$72,747
C2050	5249882	Ceiling Finishes, any flat surface, Prep & Paint	10	2	8	2250	SF	\$2.19	\$4,932																	\$4,932					\$9,864
D2010	5249846	Water Heater, Electric, Residential, Replace	15	8	7	2	EA	\$602.80	\$1,206								\$1,206														\$1,206
D2010	5251014	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	25	15	9720	SF	\$5.48	\$53,266																\$53,266						\$53,266
D2010	5251017	Sink/Lavatory, Drop-In Style, Stainless Steel, Replace	30	21	9	6	EA	\$1,315.20	\$7,891																						\$7,891
D2010	5249835	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	5	10	2	EA	\$1,644.00	\$3,288																						\$3,288
D2010	5249924	Toilet, Commercial Water Closet, Replace	30	15	15	9	EA	\$1,424.80	\$12,823																						\$12,823
D2010	5249891	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	15	15	1	EA	\$1,205.60	\$1,206																						\$1,206
D2010	5249933	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	15	15	8	EA	\$1,644.00	\$13,152																						\$13,152
D2010	5249871	Urinal, Standard, Replace	30	10	20	4	EA	\$1,205.60	\$4,822																						\$4,822
D2010	5249809	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	10	20	2	EA	\$1,315.20	\$2,630																						\$2,630
D3020	5249909	Furnace, Gas, Replace	20	16	4	1	EA	\$2,959.20	\$2,959																						\$2,959
D3020	5249969	Furnace, Gas, Replace	20	16	4	8	EA	\$4,603.20	\$36,826																						\$36,826
D3030	5249974	Split System, Condensing Unit/Heat Pump, Replace	15	15	0	1	EA	\$3,726.40	\$3,726	\$3,726																					\$3,726
D3030	5249802	Unit Ventilator, approx/nominal 2 Ton, Replace	20	3	17	3	EA	\$8,110.40	\$24,331																						\$24,331
D3050	5250006	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	10	10	1	EA	\$12,056.00	\$12,056																						\$12,056
D3050	5249929	HVAC System, Ductwork, Medium Density, Replace	30	15	15	9720	SF	\$4.38	\$42,612																						\$42,612
D3060	5249962	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	10	10	5	EA	\$2,630.40	\$13,152																						\$13,152
D5020	5249844	Switchboard, 120/208 V, Replace	40	24	16	1	EA	\$49,320.00	\$49,320																						\$49,320
D5020	5249911	Distribution Panel, 120/208 V, Replace	30	21	9	1	EA	\$2,192.00	\$2,192																						\$2,192
D5030	5251143	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	25	15	9720	SF	\$2.74	\$26,633																						\$26,633
D5040	5251144	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	9720	SF	\$4.93	\$47,939																						\$47,939
D6060	5251142	Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace	20	10	10	9720	SF	\$1.64	\$15,980																						\$15,980
D7050	5249889	Fire Alarm Panel, Fully Addressable, Replace	15	8	7	1	EA	\$16,440.00	\$16,440																						\$16,440
D7050	5249896	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	13	7	9720	SF	\$3.29	\$31,959																						\$31,959
E2010	5251140	Casework, Countertop, Plastic Laminate, Replace	15	10	5	40	LF	\$54.80	\$2,192																						\$2,192
E2010	5251036	Casework, Cabinetry, Standard, Replace	20	12	8	40	LF	\$328.80	\$13,152																						\$13,152
G4050	5251141	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 100 W, Replace	20	6	14	12	EA	\$438.40	\$5,261																						\$5,261
Totals, Unescalated										\$4,932	\$0	\$0	\$0	\$39,785	\$2,192	\$0	\$65,223	\$226,814	\$10,083	\$95,703	\$0	\$0	\$0	\$5,261	\$253,592	\$49,320	\$39,127	\$99,873	\$0	\$18,522	\$910,427
Totals, Escalated (3.0% inflation, compounded annually)										\$4,932	\$0	\$0	\$0	\$44,778	\$2,541	\$0	\$80,216	\$287,321	\$13,156	\$128,616	\$0	\$0	\$0	\$7,957	\$395,089	\$79,144	\$64,671	\$170,027	\$0	\$33,454	\$1,311,903

Oakley Elementary / Building 020

Uniform Code	ID	Cost Description	Lifespan (EUL)	Age	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	20
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4/17/2023

Uniform Code	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost	* Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate	
D3060	5251161	Exhaust Fan, Centrifugal, 16" Damper, 1001 to 2000 CFM, Replace	25	10	15	8	EA	\$2,630.40	\$21,043																\$21,043						\$21,043	
D3060	5250003	Supplemental Components, Air Curtain, 5' Wide Non-Heated, Replace	20	10	10	2	EA	\$1,644.00	\$3,288											\$3,288												\$3,288
D5020	5249925	Distribution Panel, 120/208 V, Replace	30	24	6	1	EA	\$2,192.00	\$2,192						\$2,192																	\$2,192
D5030	5249875	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	25	15	8640	SF	\$2.74	\$23,674																							\$23,674
D5040	5249893	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	5	15	12	EA	\$241.12	\$2,893																\$2,893							\$2,893
D5040	5249915	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	5	15	8640	SF	\$4.93	\$42,612																\$42,612							\$42,612
D6060	5249947	Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace	20	13	7	8640	SF	\$1.64	\$14,204							\$14,204																\$14,204
D7050	5249863	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	10	10	8640	SF	\$3.29	\$28,408												\$28,408											\$28,408
E1030	5249851	Foodservice Equipment, Convection Oven, Double, Replace	10	3	7	2	EA	\$10,412.00	\$20,824							\$20,824										\$20,824						\$41,648
E1030	5249861	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	7	8	4	EA	\$1,863.20	\$7,453								\$7,453															\$7,453
E1030	5249970	Foodservice Equipment, Walk-In, Combination Freezer/Refrigerator, Replace	20	10	10	1	EA	\$38,360.00	\$38,360												\$38,360											\$38,360
E1030	5249850	Foodservice Equipment, Refrigerator, Undercounter 1-Door, Replace	15	5	10	2	EA	\$1,205.60	\$2,411												\$2,411											\$2,411
E1030	5249806	Foodservice Equipment, Range/Oven, 6-Burner, Replace	15	5	10	1	EA	\$6,576.00	\$6,576												\$6,576											\$6,576
E1030	5249928	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	3	12	1	EA	\$5,151.20	\$5,151													\$5,151										\$5,151
E1030	5249932	Foodservice Equipment, Tiling Skillet, Replace	20	5	15	1	EA	\$26,852.00	\$26,852																\$26,852							\$26,852
E2010	5251156	Casework, Countertop, Plastic Laminate, Replace	15	8	7	16	LF	\$54.80	\$877							\$877																\$877
E2010	5251155	Casework, Cabinetry, Standard, Replace	20	13	7	16	LF	\$328.80	\$5,261							\$5,261																\$5,261
G4050	5251154	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 100 W, Replace	20	5	15	12	EA	\$438.40	\$5,261															\$5,261								\$5,261
Totals, Unescalated										\$0	\$0	\$0	\$54,362	\$53,143	\$0	\$14,029	\$82,890	\$46,498	\$0	\$120,021	\$0	\$32,770	\$0	\$0	\$430,629	\$11,837	\$60,083	\$33,127	\$0	\$13,262		\$952,650
Totals, Escalated (3.0% inflation, compounded annually)										\$0	\$0	\$0	\$59,402	\$59,813	\$0	\$16,751	\$101,945	\$58,902	\$0	\$161,298	\$0	\$46,723	\$0	\$0	\$670,907	\$18,995	\$99,308	\$56,396	\$0	\$23,952		\$1,374,390

Oakley Elementary / Building 030																																
Uniform Code	ID	Cost Description	Lifespan (EUL)	Age	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	5249935	Exterior Walls, any painted surface, Prep & Paint	10	3	7	4180	SF	\$3.29	\$13,744								\$13,744										\$13,744					\$27,488
B2020	5249804	Window, Steel, 16-25 SF, Replace	30	20	10	48	EA	\$1,863.20	\$89,434											\$89,434												\$89,434
B3010	5249874	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	15	5	12768	SF	\$4.16	\$53,176						\$53,176																	\$53,176
C1070	5249978	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	10	15	7930	SF	\$3.84	\$30,419																\$30,419							\$30,419
C1090	5249984	Toilet Partitions, Plastic/Laminate, Replace	20	8	12	9	EA	\$822.00	\$7,398													\$7,398										\$7,398
C2010	5249873	Wall Finishes, Vinyl, Replace	15	7	8	8200	SF	\$2.74	\$22,468								\$22,468															\$22,468
C2030	5249916	Flooring, Vinyl Tile (VCT), Replace	15	11	4	200	SF	\$5.48	\$1,096					\$1,096														\$1,096				\$1,096
C2030	5249822	Flooring, Vinyl Tile (VCT), Replace	15	8	7	438	SF	\$5.48	\$2,400							\$2,400																\$2,400
C2030	5249992	Flooring, Carpet, Commercial Standard, Replace	10	3	7	7250	SF	\$8.22	\$59,595							\$59,595										\$59,595						\$119,190
C2050	5251162	Ceiling Finishes, any flat surface, Prep & Paint	10	3	7	700	SF	\$2.19	\$1,534							\$1,534										\$1,534						\$3,069
D2010	5249878	Water Heater, Electric, Residential, Replace	15	5	10	1	EA	\$602.80	\$603												\$603											\$603
D2010	5251187	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	20	20	8640	SF	\$12.06	\$104,164																			\$104,164				\$104,164
D2010	5249972	Urinal, Standard, Replace	30	23	7	4	EA	\$1,205.60	\$4,822							\$4,822																\$4,822
D2010	5251166	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	8	7	1	EA	\$1,315.20	\$1,315							\$1,315																\$1,315
D2010	5249827	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	23	7	8	EA	\$1,644.00	\$13,152							\$13,152																\$13,152
D2010	5249834	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	20	10	1	EA	\$1,863.20	\$1,863												\$1,863											\$1,863
D2010	5249959	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	20	10	8	EA	\$1,315.20	\$10,522												\$10,522											\$10,522
D2010	5251167	Toilet, Commercial Water Closet, Replace	30	10	20	11	EA	\$1,424.80	\$15,673																			\$15,673				\$15,673
D3020	5249904	Furnace, Gas, Replace	20	16	4	8	EA	\$4,603.20	\$36,826						\$36,826																	\$36,826
D3030	5250005	Split System, Condensing Unit/Heat Pump, Replace	15	7	8	1	EA	\$7,781.60	\$7,782								\$7,782															\$7,782
D3030	5249842	Unit Ventilator, approx/nominal 2 Ton, Replace	20	3	17	4	EA	\$8,110.40	\$32,442																	\$32,442						\$32,442
D3050	5249798	HVAC System, Ductwork, Medium Density, Replace	30	21	9	8640	SF	\$4.38	\$37,878												\$37,878											\$37,878
D3060	5249946	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	10	10	8	EA	\$2,630.40	\$21,043												\$21,043											\$21,043
D5020	5249837	Distribution Panel, 120/208 V, Replace	30	21	9	1	EA	\$2,192.00	\$2,192												\$2,192											\$2,192
D5030	5249939	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	33	7	8640	SF	\$2.74	\$23,674								\$23,674															\$23,674
D5040	5249831	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	3	17	8640	SF	\$4.93	\$42,612																	\$42,612						\$42,612
D6060	5249862	Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace	20	13	7	8640	SF	\$1.64	\$14,204							\$14,204																\$14,204
D7050	5251189	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	20	10	10	8640	SF	\$3.29	\$28,408												\$28,408											

