

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

DLR Group

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



Adam Elementary
500 West Windsor Street
Santa Maria, California 93458

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BV PROJECT #:

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DATE OF REPORT:

February 28, 2023

ON SITE DATE:

February 6, 2023

Bureau Veritas

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Elementary School
Number of Buildings	15
Main Address	500 West Windsor Street, Santa Maria, California 93458
Site Developed	1967
Site Area	8.3 acres (estimated)
Parking Spaces	33 total spaces all in open lots; 3 of which are accessible
Outside Occupants / Leased Spaces	None
Date(s) of Visit	February 6, 2023
Management Point of Contact	Mr. Kevin Fleming 951.682.0470 kfleming@dlrgroup.com
On-site Point of Contact (POC)	Javier Cavazos
Assessment and Report Prepared By	Benjamin (Ahmad) Soraghi
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 Adam Elementary School was constructed in 1967. There are 16 separate buildings on the site that are grouped into five groups of one to five. The structure of the buildings are conventional wood frames and prefabricated modular buildings.

Architectural

The roof construction of the Adam Elementary School is asphalt shingles and TPO as well as metal finish for the modular buildings. No replacement of roofs was reported; however, no major issues were reported. The life-cycle replacement of the roof is anticipated and budgeted. Common interior finishes of the buildings were observed to have fair finishes and typical life-cycle replacement were budgeted.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Adam Elementary School utilizes heat pumps, furnaces, roof top units, and ductless split system for heating and cooling. The electrical system consists of switchboards and transformer located on the site and distribution panels in various buildings. The plumbing system were in fair condition and no issues were reported. The buildings do not have fire suppression systems and are only equipped with fire alarms and intrusion detection system along with multiple security cameras mounted on the building exterior.

Site

The site asphalt was in fair condition and the typical repair costs are anticipated and budgeted.

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
Adam Elementary / Building 1 (1967)	\$550	30,000	\$16,500,000	0.0%	0.0%	0.8%	10.6%
Adam Elementary / Building 2 (1967)	\$550	4,000	\$2,200,000	0.0%	0.4%	2.1%	9.2%
Adam Elementary / Building 3 (1967)	\$550	4,000	\$2,200,000	0.0%	0.2%	0.7%	12.4%
Adam Elementary / Building 4 (1967)	\$550	7,000	\$3,850,000	0.0%	0.1%	2.1%	7.1%

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.

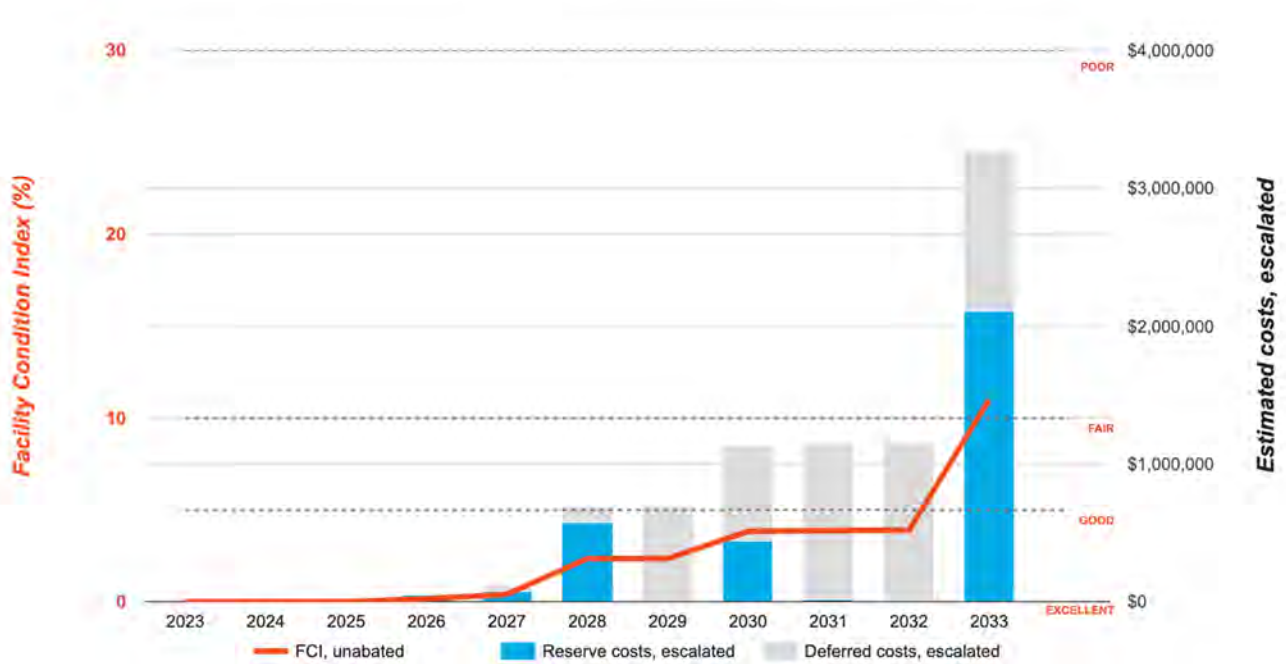
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Adam Elementary

Replacement Value: \$29,700,000

Inflation Rate: 3.0%

Average Needs per Year: \$297,400



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	-	-	\$39,843	\$266,672	\$265,098	\$571,613
Roofing	-	-	\$148,656	\$501,527	-	\$650,183
Interiors	-	-	\$282,887	\$216,361	\$2,372,983	\$2,872,231
Plumbing	-	-	\$10,415	\$105,986	\$134,576	\$250,977
HVAC	-	-	\$61,061	\$384,259	\$386,528	\$831,848
Electrical	-	-	\$14,010	\$376,091	\$420,871	\$810,972
Fire Alarm & Electronic Systems	-	-	\$3,048	\$499,601	\$4,097	\$506,746
Equipment & Furnishings	-	-	\$26,045	\$114,068	\$35,004	\$175,117
Site Development	-	-	\$97,833	\$81,010	\$123,795	\$302,638
Site Pavement	-	-	\$13,473	\$15,619	\$39,097	\$68,189
Site Utilities	-	-	-	\$12,372	-	\$12,372
TOTALS (3% inflation)	-	-	\$697,300	\$2,573,600	\$3,782,100	\$7,053,000

Immediate Needs

Facility/Building	Total Items	Total Cost
Total	0	\$0

Key Findings

No Key Findings for this location

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)



2. Building 1



Building 1: Systems Summary

Constructed/Renovated	1967	
Building/Group Size	30,000 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Good
Façade	Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board, ceramic tile, Laminated and FRP panels Floors: Carpet, ceramic tile, VCT, Vinyl sheeting 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: Furnaces with split-system condensing units.	Fair

Building 1: Systems Summary

Fire Suppression	Fire extinguishers only	Good
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, strobes, pull-down station, and exit signs	Fair
Equipment/Special	Kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	None observed at time of assessment.	

3. Building 2

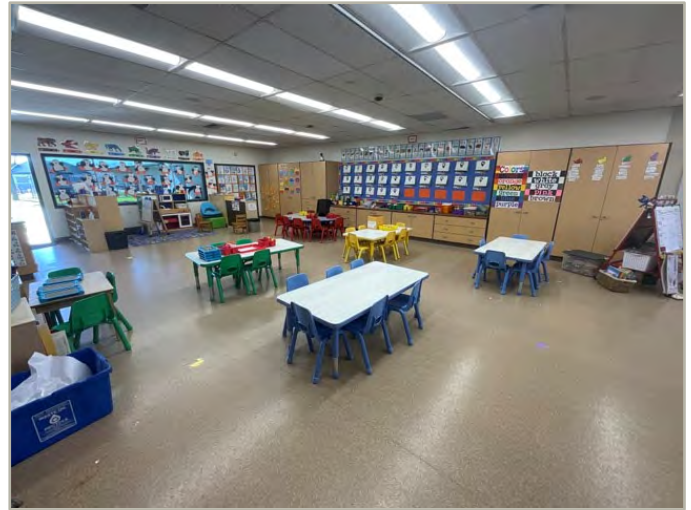


Building 2: Systems Summary

Constructed/Renovated	2000	
Building Size	4,000 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Modular steel frame modular construction on a concrete slab	Good
Façade	Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Gable construction with asphalt shingles	Fair
Interiors	Walls: Laminated and FRP panels Floors: Carpet Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: None Fixtures: Sinks	Fair
HVAC	Non-Central System: Furnaces with split-system condensing units.	Fair

Building 2: 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	Smoke detectors, pull-down station with 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	None observed at time of assessment.	

4. Building 3

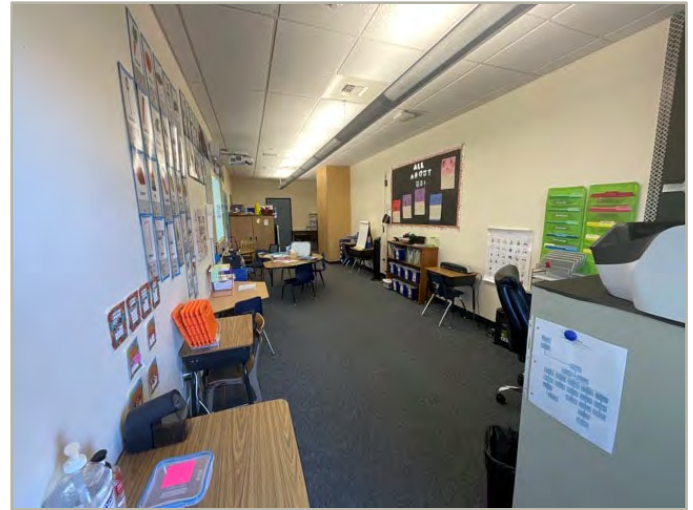


Building 3: Systems Summary

Constructed/Renovated	1967	
Building Size	4,000 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Good
Façade	Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Wall Finish: Stucco Windows: Aluminum	Fair
Interiors	Walls: Painted gypsum board Floors: Ceramic tile and Vinyl sheeting Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste & venting Fixtures: Toilets, urinals, and sinks in all restrooms Hot Water: Gas water heater with integral tank Fixtures: Toilets and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units	Fair

Building 3: 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	Smoke detectors, 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	None observed at time of assessment.	

5. Building 4



Building 4: Systems Summary

Constructed/Renovated	2000	
Building Size	7,000 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Modular steel frame modular construction on a concrete slab	Good
Façade	Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board, ceramic tile, Laminated and FRP panels Floors: Carpet and 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: Furnaces with split-system condensing units.	Fair
Fire Suppression	Fire extinguishers only	Good

Building 4: Systems Summary

Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors with 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	None observed at time of assessment.	

6. Site Summary



Site Information

<i>System</i>	<i>Description</i>	<i>Condition</i>
Pavement/Flatwork	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Building-mounted and Property entrance signage; chain link fencing Playgrounds and sports fields and courts with bleachers, dugouts, fencing, and site lights Heavily furnished with park benches, picnic tables, trash receptacles	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 and incandescent Pedestrian walkway and landscape accent lighting	Fair
Ancillary Structures	Storage sheds and 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

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 tables 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 facility was originally constructed in 1967. The facility has not since been substantially renovated.

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, Adam Elementary, 500 West Windsor Street, 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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800.733.0660

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 – BUILDING 1



2 – BUILDING 2



3 – BUILDING 3



4 – BUILDING 4



5 – MODULAR BUILDING



6 – ASPHALT SHINGLES ROOFING

Photographic Overview



7 – TPO ROOFING



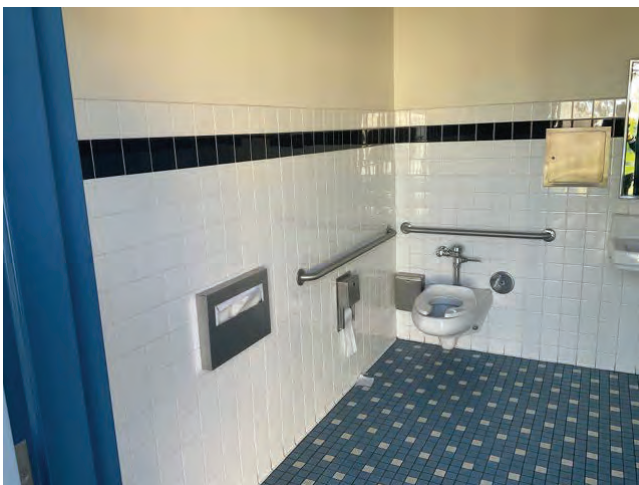
8 – WINDOWS, DOORS, AND FACADE



9 - KITCHEN



10 – INTERIOR CLASSROOMS



11 – RESTROOM



12 – PACKAGED UNITS

Photographic Overview



13 –STRUCTURE



14 – SINK AND PLUMBING



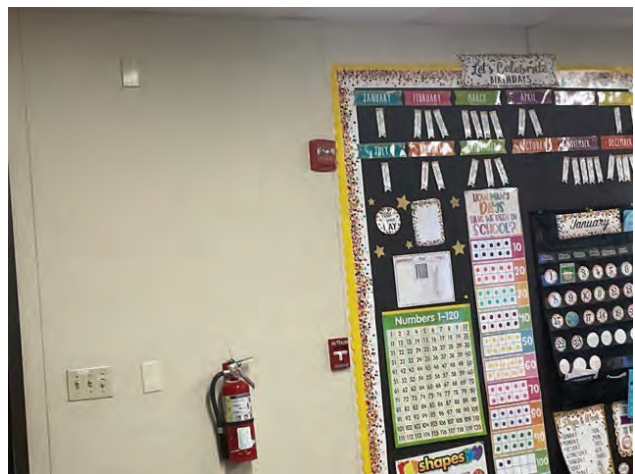
15 – HEAT PUMPS



16 - FURNACE



17 – FIRE ALARM PANEL



18 – FIRE ALARM SYSTEM

Photographic Overview



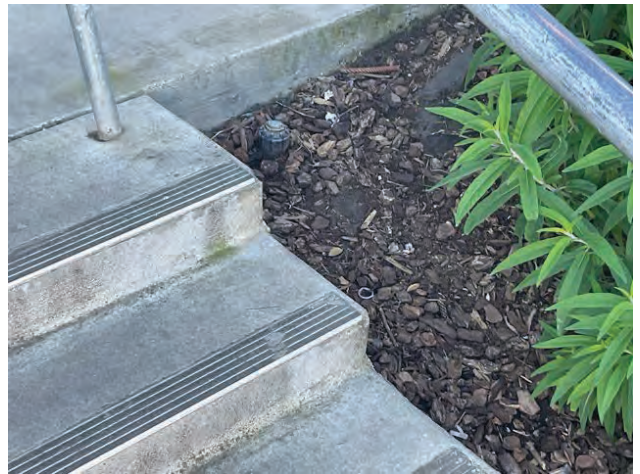
19 - SWITCHBOARD



20 – TRANSFORMER AND SWITCHBOARD



21 – WATER HEATER



22 - IRRIGATION



23 – ASPHALT PAVEMENT



24 – SITE OVERVIEW



Appendix B:

Site Plan



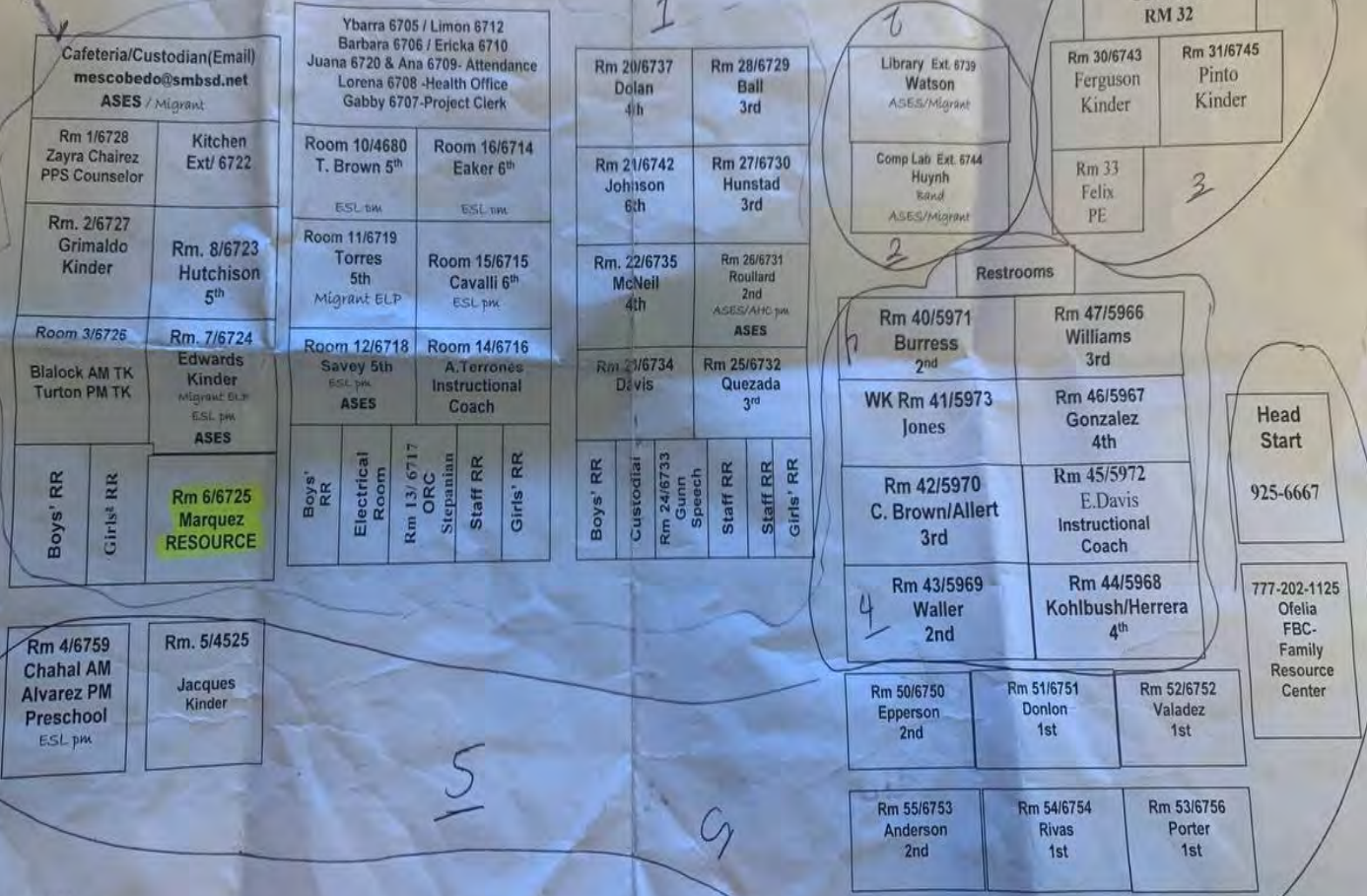
Site Plan



 BUREAU VERITAS	Project Number	Project Name	 N
	158764.22R000-001.017	Adam Elementary School	
	Source	On-Site Date	
	Google	January 26, 2023	

N

Adam Elementary School



REVISED 1/17/23

Appendix C:

Pre-Survey Questionnaire



PRE-SURVEY QUESTIONNAIRE

Name of Person Completing Questionnaire:	N/A - Not returned to BV
Association with Property:	
Length of Association with Property:	
Date Completed:	
Phone Number:	
Property Name:	
EMG Project Number:	

Inspections		Date Last Inspected	List any Outstanding Repairs Required
1	Elevators		
2	HVAC, Mechanical, Electric, Plumbing		
3	Life-Safety/Fire		
4	Roofs		

Question	Response
5 List any major capital improvement within the last three years.	
6 List any major capital expenditures planned for the next year.	
7 What is the age of the roof(s)?	
8 What building systems (HVAC, roof, interior/exterior finishes, paving, etc.) are the responsibilities of the tenant to maintain and replace?	

Question	Yes	No	Unk	N/A	Comments
9 Are there any unresolved building, fire, or zoning code issues?					
10 Are there any "down" or unusable units?					
11 Are there any problems with erosion, stormwater drainage or areas of paving that do not drain?					
12 Is the property served by a private water well?					
13 Is the property served by a private septic system or other waste treatment systems?					
14 Are there any problems with foundations or structures?					
15 Is there any water infiltration in basements or crawl spaces?					
16 Are there any wall, or window leaks?					
17 Are there any roof leaks?					
18 Is the roofing covered by a warranty or bond?					
19 Are there any poorly insulated areas?					
20 Is Fire Retardant Treated (FRT) plywood used?					

PRE-SURVEY QUESTIONNAIRE

Question		Yes	No	Unk	N/A	Comments
21	Is exterior insulation and finish system (EIFS) or a synthetic stucco finish used?					
22	Are there any problems with the utilities, such as inadequate capacities?					
23	Are there any problems with the landscape irrigation systems?					
24	Has a termite/wood boring insect inspection been performed within the last year?					
25	Do any of the HVAC systems use R-11, 12, or 22 refrigerants?					
26	Has any part of the property ever contained visible suspect mold growth?					
27	Is there a mold Operations and Maintenance Plan?					
28	Have there been indoor air quality or mold related complaints from tenants?					
29	Is polybutylene piping used?					
30	Are there any plumbing leaks or water pressure problems?					
31	Are there any leaks or pressure problems with natural gas service?					
32	Does any part of the electrical system use aluminum wiring?					
33	Do Residential units have a less than 60-Amp service?					
34	Do Commercial units have less than 200-Amp service?					
35	Are there any recalled fire sprinkler heads (Star, GEM, Central, Omega)?					
36	Is there any pending litigation concerning the property?					
37	Has the management previously completed an ADA review?					
38	Have any ADA improvements been made to the property?					
39	Does a Barrier Removal Plan exist for the property?					
40	Has the Barrier Removal Plan been approved by an arms-length third party?					
41	Has building ownership or management received any ADA related complaints?					
42	Does elevator equipment require upgrades to meet ADA standards?					
43	Are there any problems with exterior lighting?					
44	Are there any other significant issues/hazards with the property?					

PRE-SURVEY QUESTIONNAIRE

Question		Yes	No	Unk	N/A	Comments
45	Are there any unresolved construction defects at the property?					

Comments

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Appendix D: Accessibility Review and Photos



Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: Adam Elementary

BV Project Number: 158764.22R000 - 001.017

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		

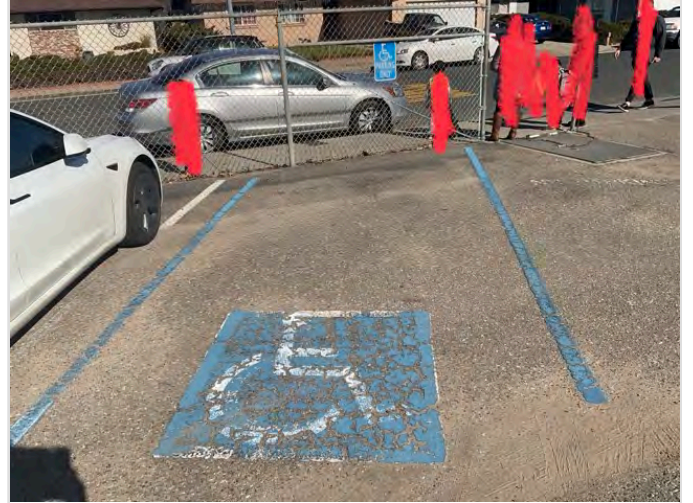
Adam Elementary: Accessibility Issues				
Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking				X
Exterior Accessible Route				X
Building Entrances				X
Interior Accessible Route				X
Elevators	NA			
Public Restrooms				X
Kitchens/Kitchenettes				X
Playgrounds & Swimming Pools	NA			
Other	NA			

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

Adam Elementary: Photographic Overview



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL



ACCESSIBLE PATH



ACCESSIBLE PATH



ACCESSIBLE ENTRANCE



MAIN ENTRANCE

Adam Elementary: Photographic Overview



ACCESSIBLE INTERIOR PATH



ACCESSIBLE INTERIOR PATH



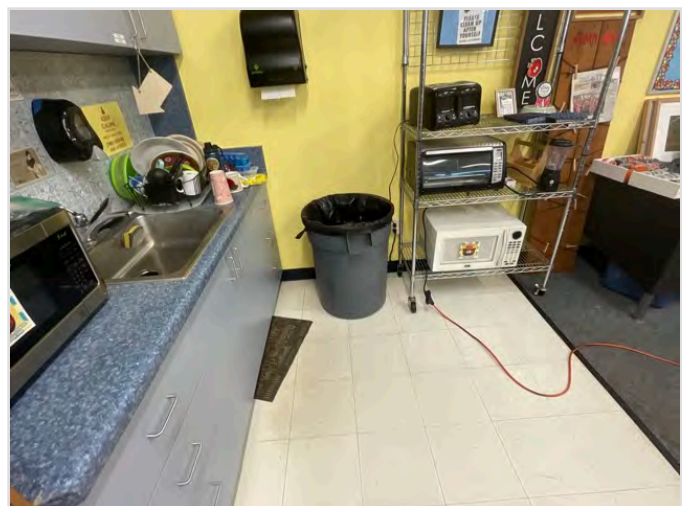
TOILET OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES



KITCHEN OVERVIEW



KITCHEN ACCESSORIES

Appendix E: Component Condition Report



Component Condition Report | Adam Elementary / Building 1

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	3,000 SF	4	5161100
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, up to 15 SF	250	10	5161115
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	1	15	5161131
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	22	20	5161097
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	2	15	5161092
Roofing						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	45,000 SF	10	5161089
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	2,000 LF	10	5161094
Interiors						
C1020	Office	Fair	Interior Window, Fixed, 12 SF	5	20	5161118
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	2	5	5161122
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	25,000 SF	15	5161096
C2010	Kitchen	Fair	Wall Finishes, Laminated Paneling (FRP)	10,000 SF	15	5161099
C2010	Classrooms	Fair	Wall Finishes, Laminated Paneling (FRP)	10,000 SF	15	5161130
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	10,000 SF	5	5161116
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	1,000 SF	15	5161125
C2030	Office	Fair	Flooring, Marble	3,000 SF	20	5161113
C2030	Restrooms	Fair	Flooring, Ceramic Tile	1,000 SF	15	5161106
C2030	Throughout building	Fair	Flooring, Vinyl Sheeting	10,000 SF	7	5161108
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	5,000 SF	5	5161102
C2030	Kitchen	Fair	Flooring, Vinyl Tile (VCT)	11,000 SF	7	5161090
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	5,000 SF	5	5161093
Plumbing						
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	15	5161110
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Floor	1	5	5161128
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	3	5	5161101
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	7	10	5161124
D2010	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	23	10	5161119
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Very Low Density (excludes fixtures)	30,000 SF	20	5161127
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	7	10	5161091
HVAC						
D3020	Mezzanine	Fair	Furnace, Gas	45	10	5161109
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	30,000 SF	15	5161126

Component Condition Report | Adam Elementary / Building 1

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	45	10	5161104
Electrical						
D5020	Electrical room	Fair	Switchboard, 120/208 V	1	16	5161117
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	30,000 SF	20	5161111
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	30,000 SF	10	5161107
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	15	3	5161112
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	30,000 SF	10	5161114
D7010	Throughout building	Fair	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	30,000 SF	7	5161098
D7050	Office	Fair	Fire Alarm Panel, Fully Addressable	1	7	5161103
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	30,000 SF	10	5161105
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, Undercounter 1-Door	2	7	5161132
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	2	5	5161129
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	7	5161120
E1030	Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	7	5161121
E1040	Office	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	5	5161095
E2010	Throughout building	Good	Casework, Countertop, Plastic Laminate	400 LF	10	5161123

Component Condition Report | Adam Elementary / Building 2

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	2,500 SF	3	5161148
B2020	Building Exterior	Fair	Window, Steel, 28-40 SF	1	15	5161147
B2020	Building Exterior	Fair	Window, Steel, up to 15 SF	50	15	5161150
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	6	15	5161138
Roofing						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	5,000 SF	10	5161146
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	300 LF	10	5161136
Interiors						
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	4,000 SF	15	5161143
C2010	Throughout building	Fair	Wall Finishes, Laminated Paneling (FRP)	4,000 SF	15	5161134
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	4,000 SF	5	5161137
Plumbing						
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	15	5161144

Component Condition Report | Adam Elementary / Building 2

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
HVAC						
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	3	7	5161152
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	4,000 SF	15	5161142
Electrical						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	4,000 SF	20	5161141
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	12	10	5161149
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	4,000 SF	10	5161140
Fire Alarm & Electronic Systems						
D7010	Throughout building	Fair	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	4,000 SF	7	5161151
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	4,000 SF	10	5161153
D7050	Throughout building	Fair	Fire Alarm Panel, Fully Addressable	1	7	5161145
Equipment & Furnishings						
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	50 LF	7	5161139
E2010	Throughout building	Fair	Casework, Cabinetry Economy	100 LF	10	5161135

Component Condition Report | Adam Elementary / Building 3

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	1,000 SF	3	5161165
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	19	15	5161161
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	4	10	5161169
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	5,000 SF	10	5161179
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	300 LF	10	5161164
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	8	20	5161162
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	4,000 SF	15	5161159
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	4,000 SF	5	5161157
C2030	Restrooms	Fair	Flooring, Ceramic Tile	4,000 SF	20	5161178
C2030	Throughout building	Good	Flooring, Vinyl Sheeting	4,000 SF	10	5161156
Plumbing						
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	4,000 SF	20	5161174
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	5	5161166
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	4	10	5161173
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	4	10	5161158

Component Condition Report | Adam Elementary / Building 3

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	3	15	5161176
D2010	Utility closet	Fair	Water Heater, Gas, Residential	1	9	5161154
HVAC						
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	2	13	5161160
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	4,000 SF	15	5161170
Electrical						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	4,000 SF	20	5161155
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	7	5	5161177
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	4,000 SF	15	5161172
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	4,000 SF	10	5161171
D7010	Throughout building	Fair	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	4,000 SF	7	5161167
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	4,000 SF	10	5161168
Equipment & Furnishings						
E2010	Throughout building	Fair	Casework, Cabinetry Economy	100 LF	10	5161175
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	50 LF	7	5161163

Component Condition Report | Adam Elementary / Building 4

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	1,500 SF	3	5161208
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	13	15	5161182
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	9	15	5161193
Roofing						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	8,000 SF	10	5161206
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	300 LF	10	5161204
Interiors						
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	6,000 SF	15	5161187
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	6	10	5161195
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	3,000 SF	5	5161180
C2010	Throughout building	Fair	Wall Finishes, Laminated Paneling (FRP)	3,000 SF	15	5161207
C2010	Throughout building	Fair	Wall Finishes, Ceramic Tile	1,000 SF	20	5161199
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	6,500 SF	5	5161190
C2030	Restrooms	Fair	Flooring, Ceramic Tile	500 SF	20	5161185
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,000 SF	5	5161181

Component Condition Report | Adam Elementary / Building 4

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Throughout building	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	3	15	5161197
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	1	15	5161183
D2010	Restrooms	Fair	Urinal, Standard	2	10	5161200
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	5	5161196
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	15	5161203
HVAC						
D3030	Building exterior	Good	Split System, Condensing Unit/Heat Pump	6	10	5161189
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	7,000 SF	15	5161191
Electrical						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	7,000 SF	10	5161188
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	7,000 SF	15	5161194
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	12	5	5161192
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	7,000 SF	10	5161202
D7010	Throughout building	Fair	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	7,000 SF	7	5161184
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	7,000 SF	10	5161205
Equipment & Furnishings						
E2010	Throughout building	Good	Casework, Countertop, Plastic Laminate	25 LF	10	5161201
E2010	Throughout building	Fair	Casework, Cabinetry Economy	50 LF	10	5161198

Component Condition Report | Adam Elementary / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Portables Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	3,000 SF	3	5161319
B2020	Portables Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	17	10	5161311
B2050	Portables Building Exterior	Fair	Exterior Door, Steel, Standard	12	20	5161314
Roofing						
B3010	Portables Roof	Fair	Roofing, Metal	9,000 SF	5	5161317
B3020	Portables Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	1,000 LF	10	5161323
Interiors						
C1070	Portables Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	9,000 SF	15	5161313
C2010	Portables Throughout building	Fair	Wall Finishes, Laminated Paneling (FRP)	9,000 SF	15	5161318
C2030	Portables Throughout building	Fair	Flooring, Carpet, Commercial Standard	9,000 SF	5	5161315
Plumbing						

Component Condition Report | Adam Elementary / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Portables Throughout building	Fair	Plumbing System, Supply & Sanitary, Very Low Density (excludes fixtures)	9,000 SF	10	5161322
D2010	Site	Fair	Backflow Preventer, Domestic Water	1	10	5161331
HVAC						
D3030	Portables Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted	9	4	5161325
D3050	Portables Throughout building	Fair	HVAC System, Ductwork, Medium Density	9,000 SF	15	5161310
Electrical						
D5020	Site	Fair	Secondary Transformer, Dry, Stepdown	1	10	5161328
D5020	Site	Fair	Switchboard, 120/208 V	1	10	5161327
D5030	Portables Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	9,000 SF	10	5161320
D5040	Portables Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	17	5	5161312
D5040	Portables Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	9,000 SF	15	5161321
Fire Alarm & Electronic Systems						
D7010	Portables Throughout building	Good	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	9,000 SF	10	5161309
D7030	Portables Building exterior	Fair	Security Camera, Typical	1	5	5161316
D7050	Portables Throughout building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	9,000 SF	10	5161324
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	25,000 SF	3	5161332
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	6	5	5161335
G2050	Site	Fair	Play Structure, Multipurpose, Very Small	5	10	5161329
Sitework						
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	2,500 LF	15	5161330
G2060	Site	Fair	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	1	10	5161334
G2080	Site	Fair	Irrigation System, Controllers & Valves, Repairs & Adjustments, Repair	50,000 SF	5	5161326
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	2	10	5161333

Appendix F: Replacement Reserves



Replacement Reserves Report



2/28/2023

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	
Adam Elementary	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Adam Elementary / Building 1	\$0	\$0	\$0	\$3,952	\$11,102	\$113,970	\$0	\$331,728	\$0	\$0	\$1,292,793	\$0	\$0	\$0	\$14,920	\$1,113,567	\$79,144	\$0	\$0	\$0	\$0	\$699,159	\$3,660,335
Adam Elementary / Building 2	\$0	\$0	\$0	\$8,982	\$0	\$38,117	\$0	\$57,288	\$0	\$0	\$96,978	\$0	\$0	\$12,071	\$0	\$317,772	\$0	\$0	\$0	\$0	\$0	\$19,795	\$551,003
Adam Elementary / Building 3	\$0	\$0	\$0	\$3,593	\$0	\$11,359	\$0	\$20,893	\$0	\$1,859	\$234,785	\$0	\$0	\$22,533	\$0	\$129,175	\$0	\$0	\$0	\$0	\$0	\$212,994	\$637,191
Adam Elementary / Building 4	\$0	\$0	\$0	\$5,389	\$0	\$75,459	\$0	\$30,666	\$0	\$0	\$161,654	\$0	\$0	\$7,243	\$0	\$356,020	\$0	\$0	\$0	\$0	\$0	\$56,416	\$692,847
Adam Elementary / Site	\$0	\$0	\$0	\$24,252	\$61,061	\$340,054	\$0	\$0	\$15,619	\$0	\$329,348	\$0	\$0	\$32,593	\$0	\$673,451	\$0	\$0	\$20,991	\$0	\$0	\$14,252	\$1,511,621
Grand Total	\$0	\$0	\$0	\$46,169	\$72,163	\$578,958	\$0	\$440,575	\$15,619	\$1,859	\$2,115,558	\$0	\$0	\$74,440	\$14,920	\$2,589,985	\$79,144	\$0	\$20,991	\$0	\$0	\$1,002,616	\$7,052,997

Adam Elementary

Adam Elementary / Building 1																												Deficiency Repair Estimate				
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	5161100	Exterior Walls, any painted surface, Prep & Paint	10	6	4	3000	SF	\$3.29	\$9,864																					\$19,728	
B2020	Building Exterior	5161115	Window, Aluminum Double-Glazed, up to 15 SF, Replace	30	20	10	250	EA	\$712.40	\$178,100																\$178,100					\$178,100	
B2020	Building Exterior	5161131	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	15	15	1	EA	\$1,041.20	\$1,041																		\$1,041			\$1,041	
B2050	Building Exterior	5161092	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	15	15	2	EA	\$1,424.80	\$2,850																			\$2,850		\$2,850	
B2050	Building Exterior	5161097	Exterior Door, Steel, Standard, Replace	40	20	20	22	EA	\$657.60	\$14,467																				\$14,467	\$14,467	
B3010	Roof	5161089	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	10	10	45000	SF	\$4.16	\$187,416																	\$187,416				\$187,416	
B3020	Roof	5161094	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	10	10	2000	LF	\$9.86	\$19,728																	\$19,728				\$19,728	
C1020	Office	5161118	Interior Window, Fixed, 12 SF, Replace	40	20	20	5	EA	\$548.00	\$2,740																				\$2,740	\$2,740	
C1030	Throughout building	5161122	Interior Door, Wood, Solid-Core, Replace	40	35	5	2	EA	\$767.20	\$1,534								\$1,534													\$1,534	
C1070	Throughout building	5161096	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	10	15	25000	SF	\$3.84	\$95,900																		\$95,900			\$95,900	
C2010	Restrooms	5161125	Wall Finishes, Ceramic Tile, Replace	40	25	15	1000	SF	\$19.73	\$19,728																			\$19,728		\$19,728	
C2010	Kitchen	5161099	Wall Finishes, Laminated Paneling (FRP), Replace	30	15	15	10000	SF	\$17.54	\$175,360																			\$175,360		\$175,360	
C2010	Classrooms	5161130	Wall Finishes, Laminated Paneling (FRP), Replace	30	15	15	10000	SF	\$17.54	\$175,360																			\$175,360		\$175,360	
C2010	Throughout building	5161116	Wall Finishes, any surface, Prep & Paint	10	5	5	10000	SF	\$1.64	\$16,440								\$16,440											\$16,440		\$16,440	
C2030	Restrooms	5161106	Flooring, Ceramic Tile, Replace	40	25	15	1000	SF	\$19.73	\$19,728																			\$19,728		\$19,728	
C2030	Office	5161113	Flooring, Marble, Replace	50	30	20	3000	SF	\$83.30	\$249,888																				\$249,888	\$249,888	
C2030	Throughout building	5161108	Flooring, Vinyl Sheeting, Replace	15	8	7	10000	SF	\$7.67	\$76,720																					\$76,720	
C2030	Kitchen	5161090	Flooring, Vinyl Tile (VCT), Replace	15	8	7	11000	SF	\$5.48	\$60,280																					\$60,280	
C2030	Throughout building	5161102	Flooring, Carpet, Commercial Standard, Replace	10	5	5	5000	SF	\$8.22	\$41,100								\$41,100											\$41,100		\$82,200	
C2050	Restrooms	5161093	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	5000	SF	\$2.19	\$10,960								\$10,960											\$10,960		\$21,920	
D2010	Throughout building	5161127	Plumbing System, Supply & Sanitary, Very Low Density (excludes fixtures), Replace	40	20	20	30000	SF	\$1.10	\$32,880																				\$32,880	\$32,880	
D2010	Utility closet	5161128	Sink/Lavatory, Service Sink, Floor, Replace	35	30	5	1	EA	\$876.80	\$877								\$877													\$877	
D2010	Building exterior	5161101	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	10	5	3	EA	\$1,644.00	\$4,932								\$4,932											\$4,932		\$9,864	
D2010	Restrooms	5161124	Toilet, Commercial Water Closet, Replace	30	20	10	7	EA	\$1,424.80	\$9,974																	\$9,974				\$9,974	
D2010	Classrooms	5161119	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	20	10	23	EA	\$1,315.20	\$30,250																	\$30,250				\$30,250	
D2010	Restrooms	5161091	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	20	10	7	EA	\$1,644.00	\$11,508																	\$11,508				\$11,508	
D2010	Kitchen	5161110	Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace	30	15	15	1	EA	\$2,301.60	\$2,302																			\$2,302		\$2,302	
D3020	Mezzanine	5161109	Furnace, Gas, Replace	20	10	10	45	EA	\$2,959.20	\$133,164																	\$133,164				\$133,164	
D3050	Throughout building	5161126	HVAC System, Ductwork, Medium Density, Replace	30	15	15	30000	SF	\$4.38	\$131,520																			\$131,520		\$131,520	
D3060	Roof	5161104	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	15	10	45	EA	\$2,630.40	\$118,368																	\$118,368				\$118,368	
D5020	Electrical room	5161117	Switchboard, 120/208 V, Replace	40	24	16	1	EA	\$49,320.00	\$49,320																			\$49,320		\$49,320	
D5030	Throughout building	5161111	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	30000	SF	\$2.74	\$82,200																				\$82,200	\$82,200	
D5040	Building exterior	5161112	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	17	3	15	EA	\$241.12	\$3,617																				\$3,617	\$3,617	
D5040	Throughout building	5161107	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	30000	SF	\$4.93	\$147,960																	\$147,960				\$147,960	
D6060	Throughout building	5161114	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	10	10	30000	SF	\$1.81	\$54,252																	\$54,252				\$54,252	
D7010	Throughout building	5161098	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	15	8	7	30000	SF	\$3.56	\$106,860																	\$106,860				\$106,860	
D7050	Office	5161103	Fire Alarm Panel, Fully Addressable, Replace	15	8	7	1	EA	\$16,440.00	\$16,440																					\$16,440	
D7050	Throughout building	5161105	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	10	10	30000	SF	\$1.64	\$49,320																	\$49,320				\$49,320	

Replacement Reserves Report



2/28/2023

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		
D2010	Restrooms	5161173	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	20	10	4	EA	\$1,644.00	\$6,576										\$6,576										\$6,576			
D2010	Restrooms	5161158	Toilet, Commercial Water Closet, Replace	30	20	10	4	EA	\$1,424.80	\$5,699										\$5,699										\$5,699			
D2010	Throughout building	5161176	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	15	15	3	EA	\$1,315.20	\$3,946															\$3,946					\$3,946			
D3050	Roof	5161160	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	7	13	2	EA	\$6,028.00	\$12,056													\$12,056							\$12,056			
D3050	Throughout building	5161170	HVAC System, Ductwork, Medium Density, Replace	30	15	15	4000	SF	\$4.38	\$17,536															\$17,536					\$17,536			
D5030	Throughout building	5161155	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	4000	SF	\$2.74	\$10,960																			\$10,960	\$10,960			
D5040	Building exterior	5161177	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	15	5	7	EA	\$241.12	\$1,688					\$1,688															\$1,688			
D5040	Throughout building	5161172	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	5	15	4000	SF	\$4.93	\$19,728															\$19,728					\$19,728			
D6060	Throughout building	5161171	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	10	10	4000	SF	\$1.81	\$7,234										\$7,234										\$7,234			
D7010	Throughout building	5161167	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	15	8	7	4000	SF	\$3.56	\$14,248						\$14,248														\$14,248			
D7050	Throughout building	5161168	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	10	10	4000	SF	\$1.64	\$6,576										\$6,576										\$6,576			
E2010	Throughout building	5161163	Casework, Countertop, Plastic Laminate, Replace	15	8	7	50	LF	\$54.80	\$2,740						\$2,740														\$2,740			
E2010	Throughout building	5161175	Casework, Cabinetry Economy, Replace	20	10	10	100	LF	\$191.80	\$19,180										\$19,180										\$19,180			
Totals, Unescalated											\$0	\$0	\$0	\$3,288	\$0	\$9,798	\$0	\$16,988	\$0	\$1,425	\$174,702	\$0	\$0	\$15,344	\$0	\$82,912	\$0	\$0	\$0	\$0	\$0	\$117,930	\$422,387
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$3,593	\$0	\$11,359	\$0	\$20,893	\$0	\$1,859	\$234,785	\$0	\$0	\$22,533	\$0	\$129,175	\$0	\$0	\$0	\$0	\$0	\$212,994	\$637,191

Adam Elementary / Building 4

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	5161208	Exterior Walls, any painted surface, Prep & Paint	10	7	3	1500	SF	\$3.29	\$4,932			\$4,932									\$4,932								\$9,864			
B2020	Building Exterior	5161182	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	15	15	13	EA	\$1,041.20	\$13,536															\$13,536					\$13,536			
B2050	Building Exterior	5161193	Exterior Door, Steel, Standard, Replace	40	25	15	9	EA	\$657.60	\$5,918															\$5,918					\$5,918			
B3010	Roof	5161206	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	10	10	8000	SF	\$4.16	\$33,318										\$33,318										\$33,318			
B3020	Roof	5161204	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	10	10	300	LF	\$9.86	\$2,959										\$2,959										\$2,959			
C1070	Throughout building	5161187	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	10	15	6000	SF	\$3.84	\$23,016															\$23,016					\$23,016			
C1090	Restrooms	5161195	Toilet Partitions, Plastic/Laminate, Replace	20	10	10	6	EA	\$822.00	\$4,932										\$4,932										\$4,932			
C2010	Throughout building	5161199	Wall Finishes, Ceramic Tile, Replace	40	20	20	1000	SF	\$19.73	\$19,728																		\$19,728		\$19,728			
C2010	Throughout building	5161207	Wall Finishes, Laminated Paneling (FRP), Replace	30	15	15	3000	SF	\$17.54	\$52,608															\$52,608					\$52,608			
C2010	Throughout building	5161180	Wall Finishes, any surface, Prep & Paint	10	5	5	3000	SF	\$1.64	\$4,932					\$4,932										\$4,932					\$4,932			
C2030	Restrooms	5161185	Flooring, Ceramic Tile, Replace	40	20	20	500	SF	\$19.73	\$9,864																		\$9,864		\$9,864			
C2030	Throughout building	5161190	Flooring, Carpet, Commercial Standard, Replace	10	5	5	6500	SF	\$8.22	\$53,430					\$53,430										\$53,430					\$106,860			
C2050	Throughout building	5161181	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	1000	SF	\$2.19	\$2,192					\$2,192										\$2,192					\$2,192			
D2010	Building exterior	5161196	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	10	5	1	EA	\$1,644.00	\$1,644					\$1,644													\$1,644		\$3,288			
D2010	Restrooms	5161200	Urinal, Standard, Replace	30	20	10	2	EA	\$1,205.60	\$2,411										\$2,411										\$2,411			
D2010	Throughout building	5161197	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	15	15	3	EA	\$1,644.00	\$4,932															\$4,932					\$4,932			
D2010	Restrooms	5161183	Toilet, Commercial Water Closet, Replace	30	15	15	1	EA	\$1,424.80	\$1,425															\$1,425					\$1,425			
D2010	Throughout building	5161203	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	15	15	1	EA	\$1,315.20	\$1,315															\$1,315					\$1,315			
D3030	Building exterior	5161189	Split System, Condensing Unit/Heat Pump, Replace	15	5	10	6	EA	\$3,726.40	\$22,358										\$22,358										\$22,358			
D3050	Throughout building	5161191	HVAC System, Ductwork, Medium Density, Replace	30	15	15	7000	SF	\$4.38	\$30,688															\$30,688					\$30,688			
D5030	Throughout building	5161188	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	30	10	7000	SF	\$2.74	\$19,180										\$19,180										\$19,180			
D5040	Building exterior	5161192	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	15	5	12	EA	\$241.12	\$2,893					\$2,893															\$2,893			
D5040	Throughout building	5161194	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	5	15	7000	SF	\$4.93	\$34,524															\$34,524					\$34,524			
D6060	Throughout building	5161202	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	10	10	7000	SF	\$1.81	\$12,659										\$12,659										\$12,659			
D7010	Throughout building	5161184	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	15	8	7	7000	SF	\$3.56	\$24,934							\$24,934													\$24,934			
D7050	Throughout building	5161205	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	10	10	7000	SF	\$1.64	\$11,508										\$11,508										\$11,508			
E2010	Throughout building	5161201	Casework, Countertop, Plastic Laminate, Replace	15	5	10	25	LF	\$54.80	\$1,370										\$1,370										\$1,370			
E2010	Throughout building	5161198	Casework, Cabinetry Economy, Replace	20	10	10	50	LF	\$191.80	\$9,590										\$9,590										\$9,590			
Totals, Unescalated											\$0	\$0	\$0	\$4,932	\$0	\$65,091	\$0	\$24,934	\$0	\$0	\$120,286	\$0	\$0	\$4,932	\$0	\$228,516	\$0	\$0	\$0	\$0	\$0	\$31,236	\$479,927
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$5,389	\$0	\$75,459	\$0	\$30,666	\$0	\$0	\$161,654	\$0	\$0	\$7,243	\$0	\$356,020	\$0	\$0	\$0	\$0	\$0	\$56,416	\$692,847

Replacement Reserves Report



2/28/2023

Adam Elementary / Site

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	Portables Building Exterior	5161319	Exterior Walls, any painted surface, Prep & Paint	10	7	3	3000	SF	\$3.29	\$9,864				\$9,864																		\$19,728
B2020	Portables Building Exterior	5161311	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	20	10	17	EA	\$1,041.20	\$17,700											\$17,700											\$17,700
B2050	Portables Building Exterior	5161314	Exterior Door, Steel, Standard, Replace	40	20	20	12	EA	\$657.60	\$7,891																				\$7,891	\$7,891	
B3010	Portables Roof	5161317	Roofing, Metal, Replace	40	35	5	9000	SF	\$14.25	\$128,232					\$128,232																	\$128,232
B3020	Portables Roof	5161323	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	10	10	1000	LF	\$9.86	\$9,864											\$9,864											\$9,864
C1070	Portables Throughout building	5161313	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	10	15	9000	SF	\$3.84	\$34,524																				\$34,524	\$34,524	
C2010	Portables Throughout building	5161318	Wall Finishes, Laminated Paneling (FRP), Replace	30	15	15	9000	SF	\$17.54	\$157,824																				\$157,824	\$157,824	
C2030	Portables Throughout building	5161315	Flooring, Carpet, Commercial Standard, Replace	10	5	5	9000	SF	\$8.22	\$73,980					\$73,980															\$73,980	\$147,960	
D2010	Portables Throughout building	5161322	Plumbing System, Supply & Sanitary, Very Low Density (excludes fixtures), Replace	40	30	10	9000	SF	\$1.10	\$9,864											\$9,864											\$9,864
D2010	Site	5161331	Backflow Preventer, Domestic Water, Replace	30	20	10	1	EA	\$1,205.60	\$1,206											\$1,206											\$1,206
D3030	Portables Building exterior	5161325	Heat Pump, Packaged & Wall-Mounted, Replace	20	16	4	9	EA	\$6,028.00	\$54,252					\$54,252																	\$54,252
D3050	Portables Throughout building	5161310	HVAC System, Ductwork, Medium Density, Replace	30	15	15	9000	SF	\$4.38	\$39,456																				\$39,456	\$39,456	
D5020	Site	5161328	Secondary Transformer, Dry, Stepdown, Replace	30	20	10	1	EA	\$8,329.60	\$8,330												\$8,330										\$8,330
D5020	Site	5161327	Switchboard, 120/208 V, Replace	40	30	10	1	EA	\$57,101.60	\$57,102												\$57,102										\$57,102
D5030	Portables Throughout building	5161320	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	30	10	9000	SF	\$2.74	\$24,660												\$24,660										\$24,660
D5040	Portables Building exterior	5161312	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	15	5	17	EA	\$241.12	\$4,099						\$4,099																\$4,099
D5040	Portables Throughout building	5161321	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	5	15	9000	SF	\$4.93	\$44,388																				\$44,388	\$44,388	
D7010	Portables Throughout building	5161309	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	15	5	10	9000	SF	\$3.56	\$32,058												\$32,058										\$32,058
D7030	Portables Building exterior	5161316	Security Camera, Typical, Replace	10	5	5	1	EA	\$2,630.40	\$2,630						\$2,630														\$2,630	\$5,261	
D7050	Portables Throughout building	5161324	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	10	10	9000	SF	\$1.64	\$14,796												\$14,796										\$14,796
G2020	Site	5161332	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	25000	SF	\$0.49	\$12,330					\$12,330															\$12,330	\$49,320	
G2050	Site	5161335	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	20	5	6	EA	\$10,412.00	\$62,472						\$62,472																\$62,472
G2050	Site	5161329	Play Structure, Multipurpose, Very Small, Replace	20	10	10	5	EA	\$6,576.00	\$32,880												\$32,880										\$32,880
G2060	Site	5161330	Fences & Gates, Fence, Chain Link 6', Replace	40	25	15	2500	LF	\$23.02	\$57,540																				\$57,540	\$57,540	
G2060	Site	5161334	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	20	10	10	1	EA	\$27,400.00	\$27,400												\$27,400										\$27,400
G2080	Site	5161326	Irrigation System, Controllers & Valves, Repairs & Adjustments, Repair	10	5	5	50000	SF	\$0.44	\$21,920						\$21,920														\$21,920	\$43,840	
G4050	Site	5161333	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	10	10	2	EA	\$4,603.20	\$9,206												\$9,206										\$9,206
Totals, Unescalated											\$0	\$0	\$0	\$22,194	\$54,252	\$293,333	\$0	\$0	\$12,330	\$0	\$245,066	\$0	\$0	\$22,194	\$0	\$432,262	\$0	\$0	\$12,330	\$0	\$7,891	\$1,101,853
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$24,252	\$61,061	\$340,054	\$0	\$0	\$15,619	\$0	\$329,348	\$0	\$0	\$32,593	\$0	\$673,451	\$0	\$0	\$20,991	\$0	\$14,252	\$1,511,621