

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

DLR Group

1650 Spruce Street, Suite 300
Riverside, California 92507
Kevin Fleming



Alvin Elementary
301 East Alvin Avenue
Santa Maria, California 93454

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BV PROJECT #:

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ON SITE DATE:

January 10, 2023

Bureau Veritas

TABLE OF CONTENTS

1. Executive Summary	1
Campus Overview and Assessment Details	1
Campus Findings and Deficiencies	2
Facility Condition Index (FCI)	3
Immediate Needs.....	5
Key Findings.....	6
Plan Types.....	7
2. Administration 010 and Classroom 020	8
3. Classroom Building 030	10
4. Classroom Building 040	12
5. Classroom Building 050	14
6. Classroom Building 060	16
7. Multi-Use Building 090	18
8. Site Summary	20
9. Property Space Use and Observed Areas	21
10. ADA Accessibility	22
11. Purpose and Scope	23
12. Opinions of Probable Costs	25
Methodology	25
Definitions	25
13. Certification	27
14. Appendices	28



1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Elementary School
Number of Buildings	Six
Main Address	301 East Alvin Avenue, Santa Maria, California 93454
Site Developed	1950 Renovated 1988
Site Area	9.0 acres (estimated)
Parking Spaces	57 total spaces all in open lots; 3 of which are accessible
Outside Occupants / Leased Spaces	None
Date(s) of Visit	January 10, 2023
Management Point of Contact	DLR Group, Mr. Kevin Fleming (951) 682-0470 kfleming@dlrgroup.com
On-site Point of Contact (POC)	James Michaelis, Director of Maintenance 805.478.7713
Assessment and Report Prepared By	Sheldon Shaw
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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 Alvin Elementary School Campus buildings were originally constructed in 1950. Renovation and modifications were completed in 1988 and as needed. Several portable buildings were added to the campus in the mid 1990's and again in 2004 and 2009.

Architectural

All Alvin Elementary School Campus buildings consist of brick walls construction over a concrete slab foundation. The portable buildings that were added to the school campus are prefabricated modular buildings. In general, the structures appear to be sound, with no significant areas of settlement or structural-related deficiencies observed. Roofing system is a build-up roofing system and metal for the portables. Lifecycle replacement of the roof and interior finishes is anticipated for all buildings.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The HVAC systems generally consist of Upflow Gas-Fired Furnaces located in ground level Mechanical Rooms.

Most of the units were installed in 1988 replacing the original campus equipment. Exterior wall mounted Heat Pump units provide heating and cooling for the portable buildings. Lifecycle replacement of HVAC components is anticipated. Most of the main facility's electrical 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, the buildings were found without a fire sprinkler system.

Site

In general, the sites have been well maintained. Much of the site contain moderate to heavy landscaping, which are served by in-ground irrigation systems. The asphalt paved parking areas and drive aisles are in good condition. Some of the playground structures are scheduled for replacement.

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
Alvin Elementary / Administration 010 & Classroom 020 (1950)	\$550	5,575	\$3,066,250	0.0%	1.1%	1.1%	14.9%
Alvin Elementary / Classroom Building 030 (1950)	\$550	6,250	\$3,437,500	0.0%	1.1%	1.1%	15.3%
Alvin Elementary / Classroom Building 040 (1950)	\$550	5,150	\$2,832,500	0.0%	0.0%	0.0%	16.5%
Alvin Elementary / Classroom Building 050 (1950)	\$550	5,150	\$2,832,500	0.0%	0.0%	0.0%	14.9%
Alvin Elementary / Classroom Building 060 (1950)	\$550	5,150	\$2,832,500	0.2%	0.2%	0.2%	14.9%
Alvin Elementary / Multi-Use Building 090 (1950)	\$550	6,340	\$3,487,000	0.0%	0.0%	0.0%	15.6%

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.

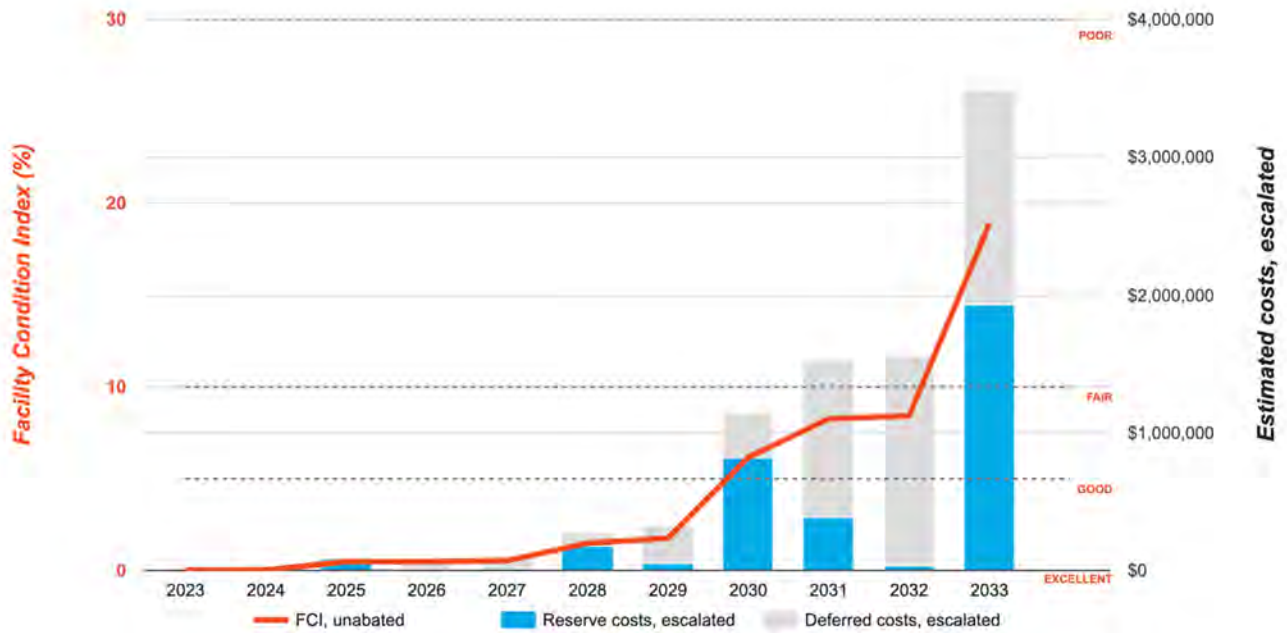
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Alvin Elementary

Replacement Value: \$18,489,000

Inflation Rate: 3.0%

Average Needs per Year: \$317,300



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	-	-	-	\$133,404	\$996,721	\$1,130,125
Roofing	-	-	-	\$1,158,898	-	\$1,158,898
Interiors	-	-	-	\$362,702	\$663,725	\$1,026,427
Plumbing	-	-	-	\$213,941	\$321,470	\$535,411
HVAC	-	-	-	\$291,236	\$7,171	\$298,407
Fire Protection	-	\$68,746	-	-	-	\$68,746
Electrical	-	-	-	\$160,858	\$252,833	\$413,691
Fire Alarm & Electronic Systems	-	-	-	\$235,900	-	\$235,900
Equipment & Furnishings	-	-	-	\$204,598	\$115,894	\$320,492
Site Utilities	-	-	-	-	\$36,838	\$36,838
Site Pavement	\$4,932	-	-	-	-	\$4,932
Accessibility	-	-	-	-	\$42,688	\$42,688
TOTALS (3% inflation)	\$5,000	\$68,800	-	\$2,761,600	\$2,437,400	\$5,272,800



Immediate Needs

Facility/Building	Total Items	Total Cost
Alvin Elementary / Classroom Building 060	1	\$4,900
Total	1	\$4,900

Classroom Building 060

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
4866086	Alvin Elementary / Classroom Building 060	Site	G2030	Sidewalk, any pavement type, Sectional Repairs (per Man-Day), Repair	Poor	Safety	\$4,900
Total (1 items)							\$4,900



Key Findings



Sidewalk in Poor condition.

Priority Score: **94.9**

Any pavement type, Sectional Repairs (per Man-Day)
Classroom Building 060 Alvin Elementary Site

Plan Type: Safety

Cost Estimate: \$4,900

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

Damaged concrete tripping hazards - AssetCALC ID: 4866086

No photo

Modernization recommendation
Item does not currently exist at site

Fire Suppression System

Priority Score: **60.7**

Full System Install/Retrofit, Medium Density/Complexity
Classroom Building 030 Alvin Elementary Throughout Building

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$34,300

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Uniformat Code: D4010
Recommendation: **Install in 2025**

- AssetCALC ID: 4915754

No photo

Modernization recommendation
Item does not currently exist at site

Fire Suppression System

Priority Score: **60.7**

Full System Install/Retrofit, Medium Density/Complexity
Administration 010 and Classroom 020 Alvin Elementary Throughout Building

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$30,600

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Uniformat Code: D4010
Recommendation: **Install in 2025**

- AssetCALC ID: 4915407

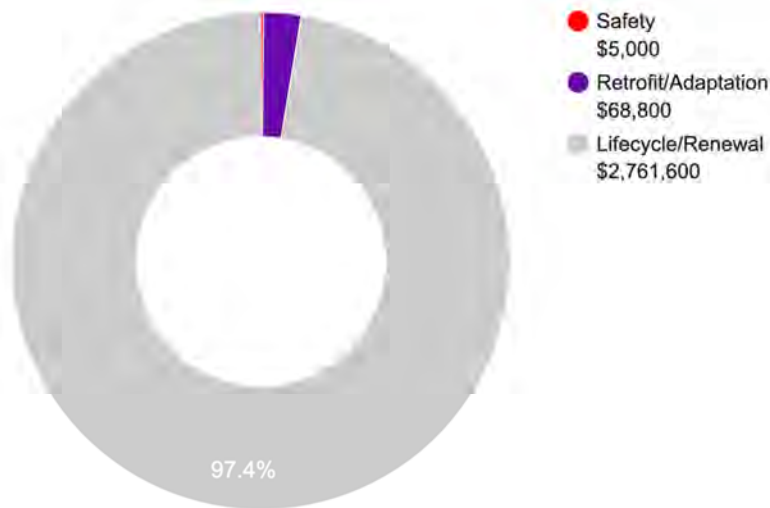
Plan Types

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: \$2,835,400

2. Administration 010 and Classroom 020



Administration 010 and Classroom 020: Systems Summary

Constructed/Renovated	1950 / 1988	
Building/Group Size	5,575 SF	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Steel columns with wood roof deck supported by wood joists and beams over concrete raft foundation slab	Fair
Façade	Wall Finish: Stucco, CMU Windows: Aluminum	Fair
Roof	Flat construction with built-up finish roofing	Fair
Interiors	Walls: Painted gypsum board, ceramic tile, painted CMU and Unfinished Floors: Carpet, VCT, ceramic tile, and Unfinished Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron and PVC waste and venting Hot Water: Electric water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: Upflow Gas-Fired Furnaces	Fair

Administration 010 and Classroom 020: Systems Summary

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

3. Classroom Building 030



Classroom Building 030: Systems Summary

Constructed/Renovated	1950 / 1988	
Building Size	6,250 SF	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Steel columns with wood roof deck supported by wood joists and beams over concrete raft foundation slab	Fair
Façade	Primary Wall Finish: Stucco Secondary Wall Finish: CMU Windows: Aluminum	Fair
Roof	Flat construction with built-up finish roofing	Fair
Interiors	Walls: Painted gypsum board, ceramic tile, painted CMU and Unfinished Floors: Carpet, VCT, ceramic tile, and Unfinished Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron and PVC waste and venting Hot Water: None Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: Upflow Gas-Fired Furnaces	Fair

Classroom Building 030: Systems Summary		
Fire Suppression	Fire extinguishers only	Good
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent, incandescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, 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	

4. Classroom Building 040



Classroom Building 040: Systems Summary

Constructed/Renovated	1950/ 1988	
Building Size	5,150 SF	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Steel columns with wood roof deck supported by wood joists and beams over concrete raft foundation slab	Fair
Façade	Primary Wall Finish: Stucco Secondary Wall Finish: CMU Windows: Aluminum	Fair
Roof	Flat construction with built-up finish roofing	Fair
Interiors	Walls: Painted gypsum board, painted CMU, ceramic tile and Unfinished Floors: Carpet, VCT, ceramic tile, Unfinished Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron and PVC waste and venting Hot Water: None Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: Upflow Gas-Fired Furnaces	Fair

Classroom Building 040: Systems Summary

Fire Suppression	Fire extinguishers only	Good
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent, incandescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, 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	None observed at time of assessment	

5. Classroom Building 050



Classroom Building 050: Systems Summary

Constructed/Renovated	1950 / 1988	
Building Size	5,150 SF	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Steel columns with wood roof deck supported by wood joists and beams over concrete raft foundation slab	Fair
Façade	Primary Wall Finish: Stucco Secondary Wall Finish: CMU Windows: Aluminum	Fair
Roof	Flat construction with built-up finish roofing	Fair
Interiors	Walls: Painted gypsum board, painted CMU, ceramic tile and Unfinished Floors: Carpet, VCT, ceramic tile, Unfinished Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron and PVC waste and venting Hot Water: None Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: Upflow Gas-Fired Furnaces	Fair

Classroom Building 050: Systems Summary

Fire Suppression	Fire extinguishers only	Good
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: linear fluorescent, incandescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, 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	None observed at time of assessment	

6. Classroom Building 060



Classroom Building 060: Systems Summary

Constructed/Renovated	1950 / 1988	
Building Size	5,150 SF	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Steel columns with wood roof deck supported by wood joists and beams over concrete raft foundation slab	Fair
Façade	Primary Wall Finish: Stucco Secondary Wall Finish: CMU Windows: Aluminum	Fair
Roof	Flat construction with built-up finish roofing	Fair
Interiors	Walls: Painted gypsum board painted CMU, ceramic tile and Unfinished Floors: Carpet, VCT, ceramic tile, Unfinished Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron and PVC waste and venting Hot Water: None Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System; Upflow Gas-Fired Furnaces	Fair

Classroom Building 060: Systems Summary

Fire Suppression	Fire extinguishers only	Good
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: linear fluorescent, incandescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, 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	None observed at time of assessment	

7. Multi-Use Building 090



Multi-Use Building 090: Systems Summary

Constructed/Renovated	1950 / 1988	
Building Size	6,340 SF	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Steel columns with wood roof deck supported by wood joists and beams over concrete raft foundation slab.	Fair
Façade	Primary Wall Finish: Stucco Secondary Wall Finish: CMU Windows: Aluminum	Fair
Roof	Low sloped construction with built-up finish roofing	--
Interiors	Walls: Painted gypsum board, painted CMU, ceramic tile and Unfinished Floors: Carpet, VCT, LVT, ceramic tile, Unfinished Ceilings: Painted gypsum board, and ACT and Unfinished	--
Elevators	Wheelchair lift serving raised stage area	Good
Plumbing	Distribution: Copper supply and cast iron and PVC waste and venting Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	--
HVAC	Non-Central System: Suspended Duct heater and cabinet blower Supplemental components: Exhaust Fans and Make-up air units	Fair

Multi-Use Building 090: Systems Summary

Fire Suppression	Fire extinguishers, Kitchen hood system	Good
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent, incandescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Good
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	

8. Site Summary



Site Information		
System	Description	Condition
Pavement/Flatwork	Asphalt lots with limited areas of concrete aprons and adjacent concrete sidewalks, curbs	Fair
Site Development	Property entrance signage; chain link fencing; concrete dumpster pad Playgrounds and sports fields and courts with dugouts, fencing. Heavily furnished with benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation present No retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: None Building-mounted: LED, incandescent	Fair
Ancillary Structures	Storage sheds, 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	Damaged concrete tripping hazards	

9. 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.

10. 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 1950 and had limited renovation as needed and some 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 studies are included as recommendations since no major or moderate issues were identified at any of the campus facilities. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

11. 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. A 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. The 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 a 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.

12. 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.

13. Certification

DLR Group (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Alvin Elementary, 301 East Alvin Avenue, Santa Maria, California 93454, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

Prepared by: Sheldon Shaw
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Reviewed by:



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14. 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 - REAR ELEVATION



3 - RIGHT ELEVATION



4 - BUILDING FACADE



5 - BUILDING FACADE



6 - ROOFING

Photographic Overview



7 - ROOFING



8 - FRONT OFFICE



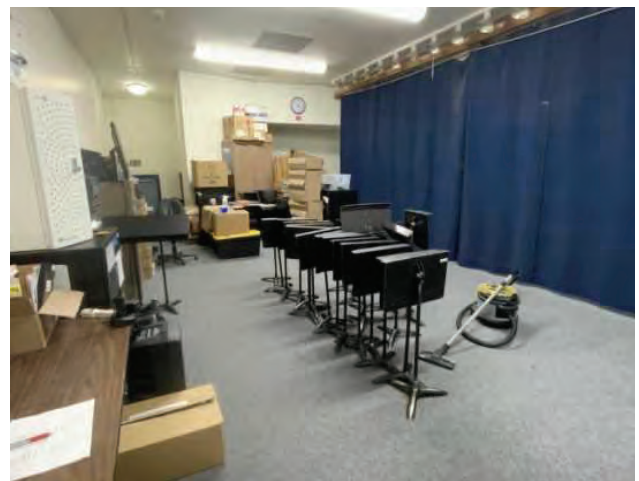
9 - OFFICE



10 - MULTI-USE BUILDING



11 - STAGE



12 - BACK STAGE

Photographic Overview



13 - CLASSROOM



14 - CLASSROOM



15 - CLASSROOM



16 - RESTROOM



17 - RESTROOM



18 - WATER HEATER

Photographic Overview



19 - MECHANICAL ROOM



20 - FURNACE ROOM



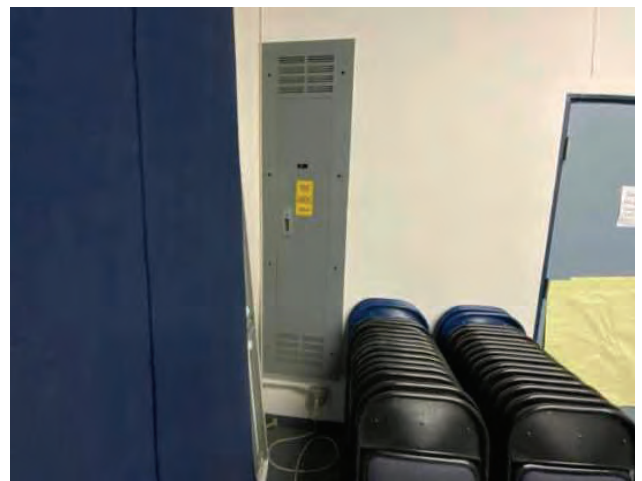
21 - FURNACES



22 - ANCILLARY BUILDING HVAC UNIT



23 - SWITCHBOARD



24 - DISTRIBUTION PANEL

Photographic Overview



25 - SECONDARY TRANSFORMER



26 - FIRE ALARM PANEL



27 - KITCHEN HOOD



28 - KITCHEN EQUIPMENT



29 - PLAYGROUND



30 - SPORTS COURTS

Photographic Overview



31 - GRASS PLAYFIELD



32 - PARKING AREA



33 - PARKING AREA



34 - SIGNAGE



35 - PICNIC TABLES



36 - ASPHALT PLAYFIELD

Photographic Overview



37 - LANDSCAPING



38 - PLAY STRUCTURE



39 - ANCILLARY BUILDINGS



40 - ACCESSIBLE PARKING AREA



41 - ACCESSIBLE ROUTE

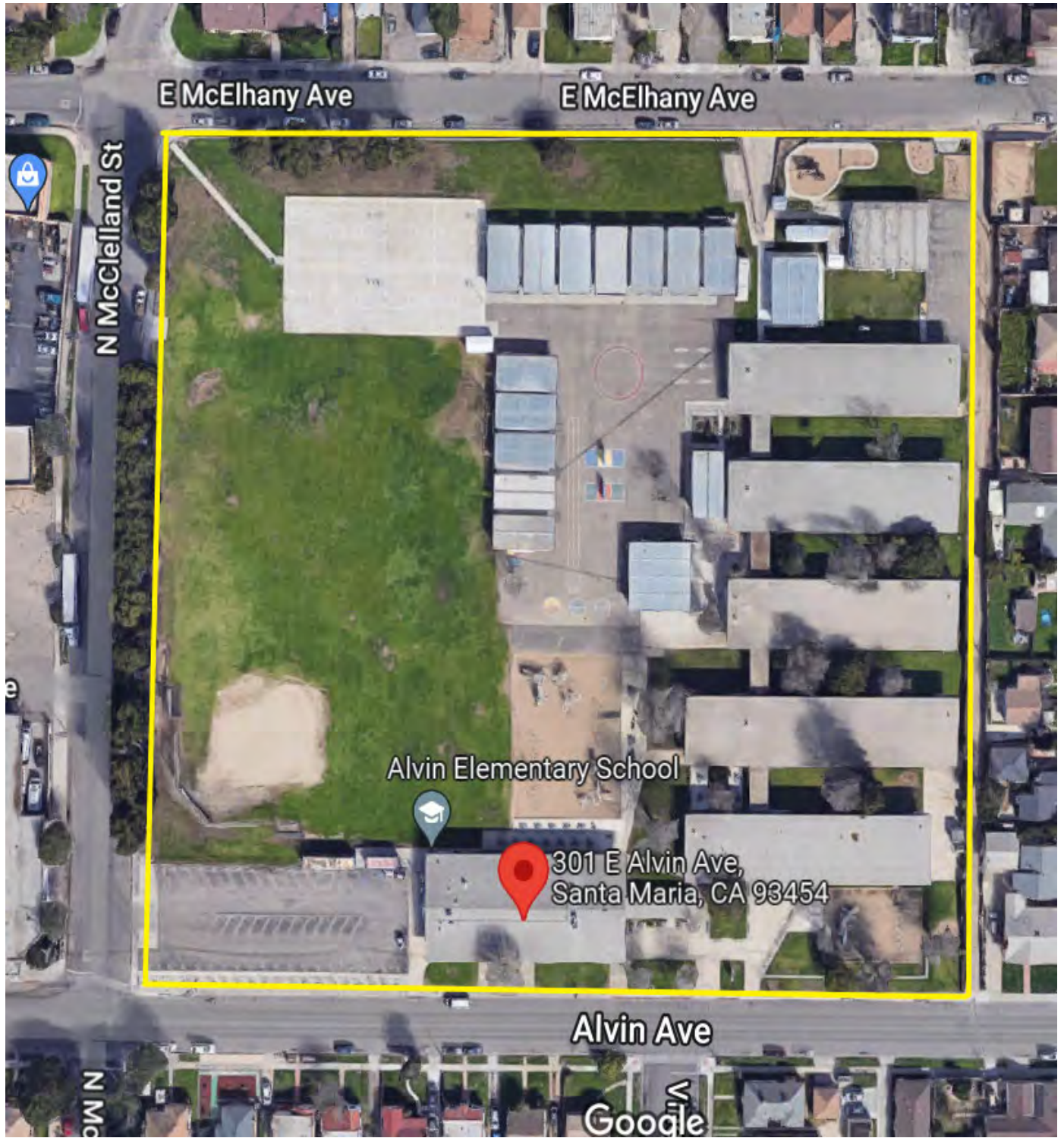




42 - ACCESSIBLE PARKING SPACE

Appendix B: Site Plan



Site Plan



 <p>BUREAU VERITAS</p>	Project Number	Project Name	 <p>N</p>
	158764.22R000-002.017	Alvin Elementary	
	Source	On-Site Date	
	Google	January 10, 2023	

Appendix C:

Pre-Survey Questionnaire



BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Alvin Elementary

Name of person completing form: James Michaelis

Title / Association w/ property: Maintenance Supervisor

Length of time associated w/ property: 35 years

Date Completed: 1/10/2023

Phone Number: 805-478-7713

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.

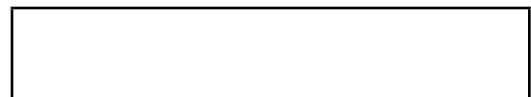
Data Overview		Response		
1	Year(s) constructed	Constructed	Renovated	
2	Building size in SF	50,000 SF		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors	2016	Cafeteria
		HVAC	2019	Bard units for portable buildings
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	2023- carpet 2024- electrical service and HVAC		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.			

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

Question		Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?		X			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		X			
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/backup 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				
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				Building 120



Signature of Assessor



Signature of POC

Appendix D: Accessibility Review and Photos



Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Alvin Elementary

BV Project Number: 158764.22R000 - 002.017

Abbreviated Accessibility Checklist

Facility History & Interview

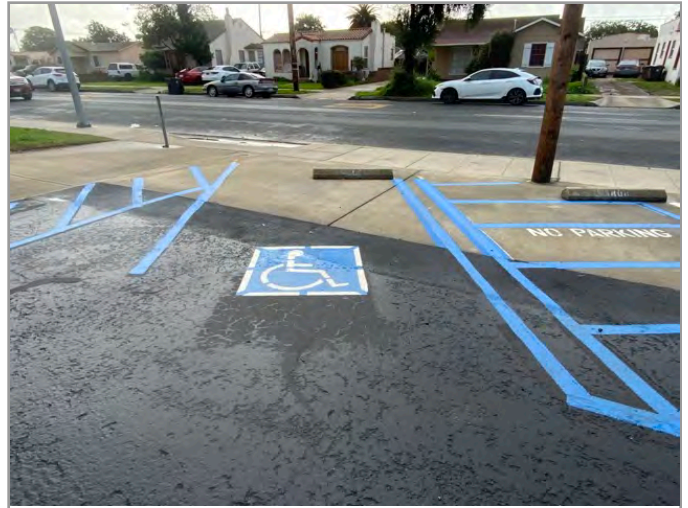
Question		Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?		X		
2	Have any ADA improvements been made to the property since original construction? Describe.	X			
3	Has building management reported any accessibility-based complaints or litigation?		X		

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL

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

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE PATH



ACCESSIBLE PATH

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

7	Do ramps on an accessible route appear to have compliant end and intermediate landings ?	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 ?	✗			

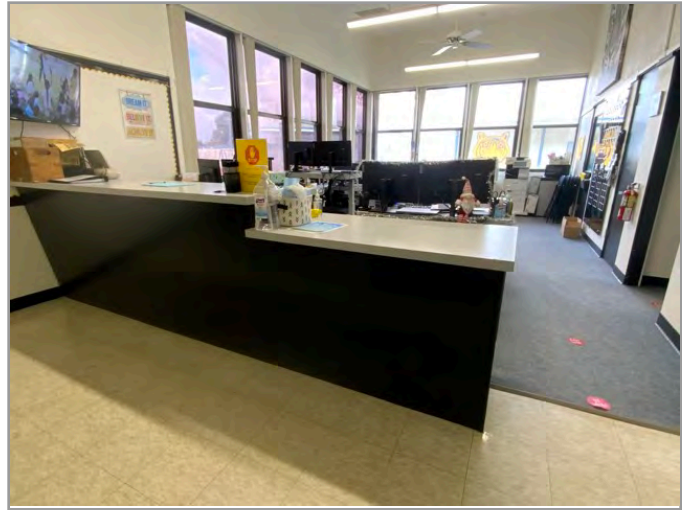
7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?			X	
8	Do thresholds at accessible entrances appear to have a compliant height ?	X			

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR LIFT



SELF-SERVICE AREA

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 | Alvin Elementary / Administration 010 & Classroom 020

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Good	Exterior Walls, any painted surface, Prep & Paint	7,100 SF	7	4865969
B2020	Building Exterior	Good	Window, Aluminum Double-Glazed, 16-25 SF	83	20	4866105
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	16	20	4866081
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	9,100 SF	10	4866082
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	10	25	4866013
C1070	Administration 010 & Classroom 020	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,200 SF	12	4865959
C2010	Administration 010 & Classroom 020	Good	Wall Finishes, any surface, Prep & Paint	9,500 SF	8	4866163
C2010	Administration 010 & Classroom 020	Fair	Wall Finishes, Ceramic Tile	480 SF	25	4866045
C2030	Administration 010 & Classroom 020	Good	Flooring, Carpet, Commercial Standard	3,000 SF	7	4866176
C2030	Administration 010 & Classroom 020	Good	Flooring, Vinyl Tile (VCT)	700 SF	10	4914675
C2030	Restrooms	Fair	Flooring, Ceramic Tile	300 SF	19	4866097
Plumbing						
D2010	Administration 010 & Classroom 020	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	15	4866113
D2010	Mechanical room	Good	Sink/Lavatory, Wall-Hung, Enameled Steel	1	20	4866141
D2010	Administration 010 & Classroom 020	Fair	Toilet, Commercial Water Closet	7	15	4866050
D2010	Mechanical room	Fair	Water Heater, Gas, Residential, 30 to 50 GAL [No tag/plate found]	1	7	4865995
D2010	Administration 010 & Classroom 020	Good	Sink/Lavatory, Vanity Top, Stainless Steel	3	20	4866140
D2010	Building exterior	Good	Drinking Fountain, Wall-Mounted, Bi-Level	2	10	4866062
D2010	Administration 010 & Classroom 020	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	5	15	4866123
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	5,575 SF	7	4914673
HVAC						
D3020	Mechanical room	Fair	Furnace, Gas [No tag/plate found]	2	7	4866026
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	5,575 SF	7	4914680
Fire Protection						
D4010	Throughout Building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	5,575 SF	2	4915407
Electrical						
D5020	Exterior Building	Fair	Distribution Panel, 120/208 V, 200 AMP	1	14	4916238
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	5,575 SF	10	4866037
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	5,575 SF	15	4866148
D5040	Building exterior	Good	Standard Fixture w/ Lamp, any type, w/ LED Replacement	8	18	4866125
Fire Alarm & Electronic Systems						

Component Condition Report | Alvin Elementary / Administration 010 & Classroom 020

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D6060	Administration 010 & Classroom 020	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	5,575 SF	10	4866147
D7050	Administration 010 & Classroom 020	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	5,575 SF	10	4866094
Equipment & Furnishings						
E2010	Administration 010 & Classroom 020	Fair	Casework, Cabinetry, Hardwood Standard	24 LF	10	4866084
Sitework						
G4050	Building exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	12	17	4866022

Component Condition Report | Alvin Elementary / Classroom 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	5,500 SF	8	4865966
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	55	15	4866092
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	15	25	4866044
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	10,000 SF	10	4866183
Interiors						
C1070	Classroom Building 030	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,600 SF	15	4866091
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	6	9	4866178
C2010	Throughout building	Good	Wall Finishes, any surface, Prep & Paint	7,100 SF	8	4866089
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	600 SF	20	4865994
C2030	Classroom Building 030	Good	Flooring, Carpet, Commercial Standard	3,500 SF	8	4866103
C2030	Restrooms	Fair	Flooring, Ceramic Tile	480 SF	19	4866182
C2050	Classroom Building 030	Good	Ceiling Finishes, any flat surface, Prep & Paint	3,250 SF	8	4866059
Plumbing						
D2010	Classroom Building 030	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	3	15	4865993
D2010	Building exterior	Good	Drinking Fountain, Wall-Mounted, Bi-Level	3	10	4866008
D2010	Classroom Building 030	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	6,250 SF	7	4866189
D2010	Classroom Building 030	Fair	Toilet, Commercial Water Closet	6	15	4866072
D2010	Classroom Building 030	Fair	Urinal, Standard	2	15	4866083
D2010	Classroom Building 030	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	4	10	4866161
HVAC						
D3020	Mechanical Room	Fair	Furnace, Gas, 51 to 100 MBH	4	7	4915675
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	6,250 SF	7	4865946
Fire Protection						
D4010	Throughout Building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	6,250 SF	2	4915754

Component Condition Report | Alvin Elementary / Classroom Building 030

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Electrical						
D5020	Classroom Building 030	Good	Distribution Panel, 120/208 V	1	20	4866122
D5030	Classroom Building 030	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	6,250 SF	10	4866077
D5040	Classroom Building 030	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	6,250 SF	15	4866066
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	6,250 SF	10	4914678
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	6,250 SF	8	4866158
Equipment & Furnishings						
E2010	Classrooms	Fair	Casework, Cabinetry, Hardwood Standard	40 LF	10	4866137
Sitework						
G4050	Classroom Building 030	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	8	17	4866106

Component Condition Report | Alvin Elementary / Classroom Building 040

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	7	4866007
B2020	Exterior Building	Fair	Window, Steel, 16-25 SF	55	14	4915756
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	16	20	4866033
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	8,500 SF	10	4866117
Interiors						
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,600 SF	15	4914671
C1090	Restrooms	Good	Toilet Partitions, Plastic/Laminate	6	15	4865971
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	480 SF	25	4866046
C2010	Classroom Building 040	Good	Wall Finishes, any surface, Prep & Paint	7,100 SF	7	4866172
C2030	Classroom Building 040	Good	Flooring, Carpet, Commercial Standard	3,500 SF	7	4866053
C2030	Classroom Building 040	Fair	Flooring, Ceramic Tile	340 SF	25	4866108
C2030	Classroom Building 040	Good	Flooring, Vinyl Tile (VCT)	1,000 SF	12	4866128
C2050	Classroom Building 040	Good	Ceiling Finishes, any flat surface, Prep & Paint	3,250 SF	8	4866009
Plumbing						
D2010	Classroom Building 040	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	4	15	4866030
D2010	Classroom Building 040	Fair	Toilet, Commercial Water Closet	6	15	4866152
D2010	Classroom Building 040	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	5,150 SF	7	4866151
D2010	Classroom Building 040	Good	Drinking Fountain, Wall-Mounted, Bi-Level	3	10	4865965
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	4	20	4866088

Component Condition Report | Alvin Elementary / Classroom Building 040

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Classroom Building 040	Fair	Urinal, Standard	2	15	4865961
HVAC						
D3020	Mechanical Room	Fair	Furnace, Gas, 51 to 100 MBH	4	7	4915751
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	5,150 SF	7	4914679
Electrical						
D5020	Exterior Building	Fair	Distribution Panel, 120/208 V, 200 AMP	1	14	4916208
D5030	Classroom Building 040	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	5,150 SF	10	4866164
D5040	Classroom Building 040	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	5,150 SF	10	4866160
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	5,150 SF	10	4914674
D7050	Classroom Building 040	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	5,150 SF	8	4866104
D7050	Classroom Building 040	Fair	Fire Alarm Panel, Fully Addressable [No tag/plate found]	1	7	4866118
Equipment & Furnishings						
E2010	Classroom Building 040	Fair	Casework, Cabinetry, Hardwood Standard	40 LF	10	4866004
Sitework						
G4050	Classroom Building 040	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	8	15	4866067

Component Condition Report | Alvin Elementary / Classroom Building 050

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	4865947
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	55	15	4865953
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	16	20	4865949
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	8,500 SF	10	4866177
Interiors						
C1070	Classroom Building 050	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,600 SF	15	4866156
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	6	10	4914676
C2010	Classroom Building 050	Fair	Wall Finishes, Ceramic Tile	480 SF	20	4866167
C2010	Throughout building	Good	Wall Finishes, any surface, Prep & Paint	7,100 SF	8	4866075
C2030	Classrooms	Good	Flooring, Carpet, Commercial Standard	3,500 SF	8	4865973
C2030	Classroom Building 050	Fair	Flooring, Ceramic Tile	340 SF	25	4866127
C2030	Classroom Building 050	Good	Flooring, Vinyl Tile (VCT)	1,000 SF	10	4866144
C2050	Classroom Building 050	Good	Ceiling Finishes, any flat surface, Prep & Paint	3,250 SF	8	4865980
Plumbing						

Component Condition Report | Alvin Elementary / Classroom Building 050

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Classroom Building 050	Good	Urinal, Standard	4	20	4866101
D2010	Classroom Building 050	Good	Sink/Lavatory, Trough Style, Solid Surface	2	20	4866107
D2010	Restrooms	Good	Toilet, Child-Sized	6	20	4865963
D2010	Classroom Building 050	Good	Drinking Fountain, Wall-Mounted, Bi-Level	3	12	4866005
D2010	Classroom Building 050	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	5,150 SF	7	4866145
D2010	Classroom Building 050	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	4	15	4866020
HVAC						
D3020	Mechanical room	Fair	Furnace, Gas [No tag/plate found]	4	7	4865979
D3050	Classroom Building 050	Fair	HVAC System, Ductwork, Medium Density	5,150 SF	7	4866146
Electrical						
D5020	EXterior Building	Fair	Distribution Panel, 120/208 V, 200 AMP	1	14	4916202
D5030	Classroom Building 050	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	5,150 SF	10	4866002
D5040	Classroom Building 050	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	5,150 SF	15	4866040
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	5,150 SF	10	4914670
D7050	Classroom Building 050	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	5,150 SF	8	4866100
Equipment & Furnishings						
E2010	Classroom Building 050	Fair	Casework, Cabinetry, Hardwood Standard	40 LF	10	4865988
Sitework						
G4050	Exterior Building	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 100 W	8	16	4916114

Component Condition Report | Alvin Elementary / Classroom Building 060

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	7	4865967
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	55	15	4866073
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	16	20	4866006
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	8,500 SF	10	4866039
Interiors						
C1070	Classroom	Fair	Suspended Ceilings, Acoustical Tile (ACT)	3,200 SF	15	4866120
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	6	12	4866074
C2010	Classroom Building 060	Good	Wall Finishes, any surface, Prep & Paint	7,100 SF	7	4866070
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	480 SF	25	4866149
C2030	Restrooms	Fair	Flooring, Ceramic Tile	340 SF	20	4866159

Component Condition Report | Alvin Elementary / Classroom Building 060

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Classroom Building 060	Good	Flooring, Carpet, Commercial Standard	3,500 SF	8	4865958
C2030	Classroom	Fair	Flooring, Vinyl Tile (VCT)	1,000 SF	8	4866054
C2050	Classroom Building 060	Good	Ceiling Finishes, any flat surface, Prep & Paint	3,250 SF	8	4865990
Plumbing						
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	5,150 SF	7	4914669
D2010	Restrooms	Good	Urinal, Standard	4	20	4865948
D2010	Building exterior	Good	Drinking Fountain, Wall-Mounted, Bi-Level	3	12	4866079
D2010	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	4	15	4865970
D2010	Throughout building	Fair	Sink/Lavatory, Trough Style, Solid Surface	2	15	4866012
D2010	Restrooms	Good	Toilet, Child-Sized	6	20	4866085
HVAC						
D3020	Mechanical Room	Fair	Furnace, Gas, 51 to 100 MBH	4	7	4916167
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	5,150 SF	7	4866124
Electrical						
D5020	Exterior Building	Fair	Distribution Panel, 120/208 V	1	10	4866076
D5030	Classroom Building 060	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	5,150 SF	10	4866096
D5040	Classroom Building 060	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	5,150 SF	15	4866015
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	5,150 SF	10	4914677
D7050	Classroom Building 060	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	5,150 SF	8	4866136
Equipment & Furnishings						
E2010	Classroom	Fair	Casework, Cabinetry, Hardwood Standard	40 LF	10	4866126
Pedestrian Plazas & Walkways						
G2030	Site	Poor	Sidewalk, any pavement type, Sectional Repairs (per Man-Day), Repair	5	0	4866086
Sitework						
G4050	Exterior Building	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 100 W	8	15	4916196

Component Condition Report | Alvin Elementary / Multi-Use Building 090

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Good	Exterior Walls, any painted surface, Prep & Paint	7,500 SF	7	4865983
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	79	15	4865964
B2050	Throughout Building	Fair	Interior Door, Wood, Solid-Core	13	15	4865998
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	16	20	4866025
Roofing						

Component Condition Report | Alvin Elementary / Multi-Use Building 090

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B3010	Roof	Fair	Roofing, Built-Up	11,600 SF	10	4866131
Interiors						
C2010	Throughout Building	Good	Wall Finishes, any surface, Prep & Paint	8,500 SF	7	4866018
C2030	Kitchen	Fair	Flooring, Ceramic Tile	1,150 SF	20	4865976
C2030	Throughout building	Good	Flooring, Carpet, Commercial Standard	1,500 SF	7	4866065
C2030	Throughout Building	Good	Flooring, Vinyl Tile (VCT)	3,050 SF	13	4866090
C2050	Throughout Building	Good	Ceiling Finishes, any flat surface, Prep & Paint	3,200 SF	7	4866139
Plumbing						
D2010	Restroom	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	14	4916383
D2010	Mechanical room	Good	Water Heater, Gas, Residential, 30 to 50 GAL [No tag/plate found]	1	9	4866175
D2010	Mechanical room	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	6,340 SF	15	4866014
D2010	Building exterior	Good	Drinking Fountain, Wall-Mounted, Bi-Level	1	12	4866170
D2010	Kitchen	Good	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	20	4866138
D2010	Cafeteria	Good	Drinking Fountain, Wall-Mounted, Single-Level	1	10	4866023
D2010	REstroom	Fair	Toilet, Commercial Water Closet	1	14	4916380
HVAC						
D3020	Mechanical Room	Fair	Unit Heater, Natural Gas [No tag/plate found]	1	10	4866114
D3020	Mechanical room	Good	Furnace, Gas [Inaccessible]	1	15	4865972
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	6,340 SF	7	4866171
Electrical						
D5020	Kitchen	Good	Distribution Panel, 120/208 V	1	20	4866003
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	6,340 SF	10	4865977
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	6,340 SF	15	4866056
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	6,340 SF	10	4866121
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	6,340 SF	8	4865987
Equipment & Furnishings						
E1030	Kitchen	Good	Foodservice Equipment, Range/Oven, 4-Burner [No tag/plate found]	1	12	4866060
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 3-Door Reach-In [No tag/plate found]	1	12	4866038
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Combination Freezer/Refrigerator [No tag/plate found]	1	10	4866016
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double [Inaccessible]	4	6	4866099
E1030	Kitchen	Good	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels [No tag/plate found]	4	12	4866041
E1030	Kitchen	Fair	Foodservice Equipment, Deep Fryer [No tag/plate found]	1	9	4866052
E1030	Kitchen	Good	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich [No tag/plate found]	1	12	4866087
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1	10	4866043

Component Condition Report | Alvin Elementary / Multi-Use Building 090

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Good	Foodservice Equipment, Exhaust Hood, 8 to 10 LF [No tag/plate found]	2	12	4866130
E2010	Breakroom	Fair	Casework, Cabinetry Economy	10 LF	10	4865951
Sitework						
G4050	Building exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	8	17	4866001
Accessibility						
Y1040	Stage Area	Fair	ADA Elevators, Wheelchair Lift, Up to One Floor, Install	1	15	4866095

Component Condition Report | Alvin Elementary / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Electrical						
D5020	Site	Fair	Secondary Transformer, Dry, Stepdown [No tag/plate found]	1	15	4866142

Appendix F: Replacement Reserves



Replacement Reserves Report



2/20/2023

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
Alvin Elementary / Administration 010 & Classroom 020	\$0	\$0	\$32,412	\$0	\$0	\$0	\$0	\$139,748	\$19,784	\$0	\$265,312	\$0	\$6,563	\$0	\$3,316	\$73,232	\$0	\$88,040	\$29,873	\$10,378	\$185,578	\$854,235
Alvin Elementary / Classroom Building 030	\$0	\$0	\$36,336	\$0	\$0	\$0	\$0	\$98,467	\$109,196	\$6,435	\$274,407	\$0	\$0	\$0	\$0	\$171,564	\$0	\$5,797	\$111,765	\$16,605	\$25,338	\$855,910
Alvin Elementary / Classroom Building 040	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$172,065	\$30,475	\$0	\$264,060	\$0	\$7,813	\$0	\$158,320	\$47,982	\$0	\$89,670	\$12,128	\$0	\$30,880	\$813,393
Alvin Elementary / Classroom Building 050	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$85,123	\$99,200	\$0	\$237,289	\$0	\$7,032	\$0	\$3,316	\$146,549	\$5,628	\$0	\$104,489	\$0	\$65,403	\$754,027
Alvin Elementary / Classroom Building 060	\$4,932	\$0	\$0	\$0	\$0	\$0	\$0	\$116,462	\$73,862	\$0	\$226,242	\$0	\$14,064	\$0	\$0	\$170,113	\$0	\$42,118	\$61,107	\$0	\$50,517	\$759,417
Alvin Elementary / Multi-Use Building 090	\$0	\$0	\$0	\$0	\$0	\$0	\$49,730	\$105,490	\$26,407	\$11,869	\$349,983	\$0	\$51,411	\$24,545	\$4,642	\$361,348	\$66,833	\$101,626	\$0	\$0	\$68,887	\$1,222,771
Alvin Elementary / Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,977	\$0	\$0	\$0	\$0	\$0	\$12,977
Grand Total	\$4,932	\$0	\$68,747	\$0	\$0	\$0	\$49,730	\$717,354	\$358,924	\$18,304	\$1,617,294	\$0	\$86,882	\$24,545	\$169,593	\$983,765	\$72,461	\$327,251	\$319,362	\$26,983	\$426,602	\$5,272,730

Alvin Elementary / Administration 010 & Classroom 020

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	4865969	Exterior Walls, any painted surface, Prep & Paint	10	3	7	7100	SF	\$3.29	\$23,345																					\$23,345	\$46,690		
B2020	Building Exterior	4866105	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	10	20	83	EA	\$1,041.20	\$86,420																						\$86,420	\$86,420	
B2050	Building Exterior	4866081	Exterior Door, Steel, Standard, Replace	40	20	20	16	EA	\$657.60	\$10,522																						\$10,522	\$10,522	
B3010	Roof	4866082	Roofing, Built-Up, Replace	25	15	10	9100	SF	\$15.34	\$139,630																\$139,630						\$139,630		
C1070	Administration 010 & Classroom 020	4865959	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	13	12	1200	SF	\$3.84	\$4,603																						\$4,603	\$4,603	
C2010	Administration 010 & Classroom 020	4866163	Wall Finishes, any surface, Prep & Paint	10	2	8	9500	SF	\$1.64	\$15,618										\$15,618												\$15,618	\$31,236	
C2030	Restrooms	4866097	Flooring, Ceramic Tile, Replace	40	21	19	300	SF	\$19.73	\$5,918																						\$5,918	\$5,918	
C2030	Administration 010 & Classroom 020	4914675	Flooring, Vinyl Tile (VCT), Replace	15	5	10	700	SF	\$5.48	\$3,836											\$3,836												\$3,836	
C2030	Administration 010 & Classroom 020	4866176	Flooring, Carpet, Commercial Standard, Replace	10	3	7	3000	SF	\$8.22	\$24,660																						\$24,660	\$49,320	
D2010	Mechanical room	4865995	Water Heater, Gas, Residential, 30 to 50 GAL, Replace	15	8	7	1	EA	\$1,424.80	\$1,425																							\$1,425	\$1,425
D2010	Throughout building	4914673	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	33	7	5575	SF	\$5.48	\$30,551																							\$30,551	\$30,551
D2010	Building exterior	4866062	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	5	10	2	EA	\$1,644.00	\$3,288																							\$3,288	\$3,288
D2010	Administration 010 & Classroom 020	4866113	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	15	15	1	EA	\$1,315.20	\$1,315																							\$1,315	\$1,315
D2010	Administration 010 & Classroom 020	4866050	Toilet, Commercial Water Closet, Replace	30	15	15	7	EA	\$1,424.80	\$9,974																							\$9,974	\$9,974
D2010	Administration 010 & Classroom 020	4866123	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	15	15	5	EA	\$1,644.00	\$8,220																							\$8,220	\$8,220
D2010	Mechanical room	4866141	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	10	20	1	EA	\$1,863.20	\$1,863																							\$1,863	\$1,863
D2010	Administration 010 & Classroom 020	4866140	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	10	20	3	EA	\$1,315.20	\$3,946																							\$3,946	\$3,946
D3020	Mechanical room	4866026	Furnace, Gas, Replace	20	13	7	2	EA	\$4,603.20	\$9,206																							\$9,206	\$9,206
D3050	Throughout building	4914680	HVAC System, Ductwork, Medium Density, Replace	30	23	7	5575	SF	\$4.38	\$24,441																							\$24,441	\$24,441
D4010	Throughout Building	4915407	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	40	38	2	5575	SF	\$5.48	\$30,551																							\$30,551	\$30,551
D5020	Exterior Building	4916238	Distribution Panel, 120/208 V, 200 AMP, Replace	30	16	14	1	EA	\$2,192.00	\$2,192																							\$2,192	\$2,192
D5030	Throughout building	4866037	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	30	10	5575	SF	\$2.74	\$15,276																							\$15,276	\$15,276
D5040	Throughout building	4866148	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	5	15	5575	SF	\$4.93	\$27,496																							\$27,496	\$27,496
D5040	Building exterior	4866125	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	2	18	8	EA	\$241.12	\$1,929																							\$1,929	\$1,929
D6060	Administration 010 & Classroom 020	4866147	Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace	20	10	10	5575	SF	\$1.64	\$9,165																							\$9,165	\$9,165
D7050	Administration 010 & Classroom 020	4866094	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	10	10	5575	SF	\$3.29	\$18,331																							\$18,331	\$18,331
E2010	Administration 010 & Classroom 020	4866084	Casework, Cabinetry, Hardwood Standard, Replace	20	10	10	24	LF	\$328.80	\$7,891																							\$7,891	\$7,891
G4050	Building exterior	4866022	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	3	17	12	EA	\$438.40	\$5,261																							\$5,261	\$5,261
Totals, Unescalated											\$0	\$0	\$30,551	\$0	\$0	\$0	\$0	\$113,628	\$15,618	\$0	\$197,417	\$0	\$4,603	\$0	\$2,192	\$47,005	\$0	\$53,266	\$17,547	\$5,918	\$102,750	\$590,495		
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$32,412	\$0	\$0	\$0	\$0	\$139,748	\$19,784	\$0	\$265,312	\$0	\$6,563	\$0	\$3,316	\$73,232	\$0	\$88,040	\$29,873	\$10,378	\$185,578	\$854,235		

Alvin Elementary / Classroom Building 030

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	4865966	Exterior Walls, any painted surface, Prep & Paint	10	2	8	5500	SF	\$3.29	\$18,084																						\$18,084	\$36,168	
B2020	Building Exterior	4866092	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	15	15	55	EA	\$1,041.20	\$57,266																							\$57,266	\$57,266
B3010	Roof	4866183	Roofing, Built-Up, Replace	25	15	10	10000	SF	\$15.34	\$153,440																							\$153,440	\$153,440
C1070	Classroom Building 030	4866091	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	10	15	1600	SF	\$3.84	\$6,138																							\$6,138	\$6,138
C1090	Restrooms	4866178	Toilet Partitions, Plastic/Laminate, Replace	20	11	9	6	EA	\$822.00	\$4,932																							\$4,932	\$4,932
C2010	Restrooms	4865994	Wall Finishes, Ceramic Tile, Replace	40	20	20	600	SF	\$19.73	\$11,837																								

Replacement Reserves Report



2/20/2023

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																																									
C2010	Throughout building	4866089	Wall Finishes, any surface, Prep & Paint	10	2	8	7100	SF	\$1.64	\$11,672								\$11,672										\$11,672			\$23,345																																									
C2030	Restrooms	4866182	Flooring, Ceramic Tile, Replace	40	21	19	480	SF	\$19.73	\$9,469																		\$9,469			\$9,469																																									
C2030	Classroom Building 030	4866103	Flooring, Carpet, Commercial Standard, Replace	10	2	8	3500	SF	\$8.22	\$28,770								\$28,770										\$28,770			\$57,540																																									
C2050	Classroom Building 030	4866059	Ceiling Finishes, any flat surface, Prep & Paint	10	2	8	3250	SF	\$2.19	\$7,124								\$7,124										\$7,124			\$14,248																																									
D2010	Classroom Building 030	4866189	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	33	7	6250	SF	\$5.48	\$34,250							\$34,250														\$34,250																																									
D2010	Building exterior	4866008	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	5	10	3	EA	\$1,644.00	\$4,932										\$4,932											\$4,932																																									
D2010	Classroom Building 030	4866161	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	20	10	4	EA	\$1,315.20	\$5,261										\$5,261											\$5,261																																									
D2010	Classroom Building 030	4865993	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	15	15	3	EA	\$1,644.00	\$4,932															\$4,932						\$4,932																																									
D2010	Classroom Building 030	4866072	Toilet, Commercial Water Closet, Replace	30	15	15	6	EA	\$1,424.80	\$8,549															\$8,549						\$8,549																																									
D2010	Classroom Building 030	4866083	Urinal, Standard, Replace	30	15	15	2	EA	\$1,205.60	\$2,411															\$2,411						\$2,411																																									
D3020	Mechanical Room	4915675	Furnace, Gas, 51 to 100 MBH, Replace	20	13	7	4	EA	\$4,603.20	\$18,413							\$18,413														\$18,413																																									
D3050	Throughout building	4865946	HVAC System, Ductwork, Medium Density, Replace	30	23	7	6250	SF	\$4.38	\$27,400							\$27,400														\$27,400																																									
D4010	Throughout Building	4915754	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	40	38	2	6250	SF	\$5.48	\$34,250		\$34,250																			\$34,250																																									
D5020	Classroom Building 030	4866122	Distribution Panel, 120/208 V, Replace	30	10	20	1	EA	\$2,192.00	\$2,192																		\$2,192			\$2,192																																									
D5030	Classroom Building 030	4866077	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	30	10	6250	SF	\$2.74	\$17,125									\$17,125												\$17,125																																									
D5040	Classroom Building 030	4866066	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	5	15	6250	SF	\$4.93	\$30,825															\$30,825						\$30,825																																									
D6060	Throughout building	4914678	Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace	20	10	10	6250	SF	\$1.64	\$10,275									\$10,275												\$10,275																																									
D7050	Throughout building	4866158	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	12	8	6250	SF	\$3.29	\$20,550							\$20,550														\$20,550																																									
E2010	Classrooms	4866137	Casework, Cabinetry, Hardwood Standard, Replace	20	10	10	40	LF	\$328.80	\$13,152									\$13,152												\$13,152																																									
G4050	Classroom Building 030	4866106	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	3	17	8	EA	\$438.40	\$3,507																\$3,507					\$3,507																																									
Totals, Unescalated																													\$0	\$0	\$34,250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$80,063	\$86,200	\$4,932	\$204,185	\$0	\$0	\$0	\$0	\$110,121	\$0	\$3,507	\$65,650	\$9,469	\$14,029	\$612,406												
Totals, Escalated (3.0% inflation, compounded annually)																																								\$0	\$0	\$36,336	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$98,467	\$109,196	\$6,435	\$274,407	\$0	\$0	\$0	\$0	\$171,564	\$0	\$5,797	\$111,765	\$16,605	\$25,338	\$855,910

Alvin Elementary / Classroom Building 040

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	4866007	Exterior Walls, any painted surface, Prep & Paint	10	3	7	4200	SF	\$3.29	\$13,810							\$13,810											\$13,810				\$27,619
B2020	Exterior Building	4915756	Window, Steel, 16-25 SF, Replace	30	16	14	55	EA	\$1,863.20	\$102,476													\$102,476									\$102,476
B2050	Building Exterior	4866033	Exterior Door, Steel, Standard, Replace	40	20	20	16	EA	\$657.60	\$10,522																		\$10,522				\$10,522
B3010	Roof	4866117	Roofing, Built-Up, Replace	25	15	10	8500	SF	\$15.34	\$130,424									\$130,424													\$130,424
C1070	Throughout building	4914671	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	10	15	1600	SF	\$3.84	\$6,138															\$6,138							\$6,138
C1090	Restrooms	4865971	Toilet Partitions, Plastic/Laminate, Replace	20	5	15	6	EA	\$822.00	\$4,932															\$4,932							\$4,932
C2010	Classroom Building 040	4866172	Wall Finishes, any surface, Prep & Paint	10	3	7	7100	SF	\$1.64	\$11,672							\$11,672											\$11,672				\$23,345
C2030	Classroom Building 040	4866128	Flooring, Vinyl Tile (VCT), Replace	15	3	12	1000	SF	\$5.48	\$5,480											\$5,480											\$5,480
C2030	Classroom Building 040	4866053	Flooring, Carpet, Commercial Standard, Replace	10	3	7	3500	SF	\$8.22	\$28,770							\$28,770										\$28,770					\$57,540
C2050	Classroom Building 040	4866009	Ceiling Finishes, any flat surface, Prep & Paint	10	2	8	3250	SF	\$2.19	\$7,124							\$7,124										\$7,124					\$14,248
D2010	Classroom Building 040	4866151	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	33	7	5150	SF	\$5.48	\$28,222							\$28,222															\$28,222
D2010	Classroom Building 040	4865965	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	5	10	3	EA	\$1,644.00	\$4,932										\$4,932												\$4,932
D2010	Classroom Building 040	4866030	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	15	15	4	EA	\$1,315.20	\$5,261															\$5,261							\$5,261
D2010	Classroom Building 040	4866152	Toilet, Commercial Water Closet, Replace	30	15	15	6	EA	\$1,424.80	\$8,549															\$8,549							\$8,549
D2010	Classroom Building 040	4865961	Urinal, Standard, Replace	30	15	15	2	EA	\$1,205.60	\$2,411															\$2,411							\$2,411
D2010	Restrooms	4866088	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	10	20	4	EA	\$1,644.00	\$6,576																		\$6,576				\$6,576
D3020	Mechanical Room	4915751	Furnace, Gas, 51 to 100 MBH, Replace	20	13	7	4	EA	\$4,603.20	\$18,413							\$18,413															\$18,413
D3050	Throughout building	4914679	HVAC System, Ductwork, Medium Density, Replace	30	23	7	5150	SF	\$4.38	\$22,578							\$22,578															\$22,578
D5020	Exterior Building	4916208	Distribution Panel, 120/208 V, 200 AMP, Replace	30	16	14	1	EA	\$2,192.00	\$2,192													\$2,192									\$2,192
D5030	Classroom Building 040	4866164	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	30	10	5150	SF	\$2.74	\$14,111										\$14,111												\$14,111
D5040	Classroom Building 040	4866160	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	5150	SF	\$4.93	\$25,400										\$25,400												\$25,400
D6060	Throughout building	4914674	Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace	20	10	10	5150	SF	\$1.64	\$8,467									\$8,467													\$8,467
D7050	Classroom Building 040	4866118	Fire Alarm Panel, Fully Addressable, Replace	15	8	7	1	EA	\$16,440.00	\$16,440							\$16,440															\$16,440
D7050	Classroom Building 040	4866104	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	12	8	5150	SF	\$3.29	\$16,933		</																				

