

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

DLR Group

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BV PROJECT #:

158674.22R000-003.017

DATE OF REPORT:

February 23, 2023

ON SITE DATE:

January 25, 2023



Arellanes Elementary
1890 Sandalwood Drive
Santa Maria, California 93454

Bureau Veritas

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Elementary School
Number of Buildings	4
Main Address	1890 Sandalwood Drive, Santa Maria, California 93454
Site Developed	1961, 1991
Site Area	5.1 acres (estimated)
Parking Spaces	56 total spaces all in open lots; 04 of which are accessible
Outside Occupants / Leased Spaces	None
Date(s) of Visit	January 25, 2023
Management Point of Contact	DLR Group, Mr. Kevin Fleming (951) 682-0470 kfleming@dlrgroup.com
On-site Point of Contact (POC)	James Michaelis, Custodial Supervisor 825.478.7713
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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

Arellanes Elementary in Santa Maria, dedicated to Don Juan Bautista Arellanes, was reportedly established in 1961. According to the California State directory, the school was opened to the public in the summer of 1980. Supplementary documents will show that the district had additions built around 1991.

Architectural

In general, the structures appear to be sound, with no significant areas of settlement or structural-related deficiencies observed. The exterior enclosures consist of painted stucco, steel windows, main entry and service doors. Roofs primarily consist of gable metal assemblies, with flat modified bitumen and asphalt shingles on one building. The majority of the interior finishes and fixtures were replaced around 2003 and are anticipated for lifecycle replacement.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The majority of the MEPF systems and components are original to the 2003 renovation and construction. Heating and cooling are provided by rooftop packaged units and split system furnaces and condensing units. Updates to the ventilation system were implemented during 2020 and new rooftop units were added as well. Domestic hot water is provided by local domestic water heaters, a portion of which have been replaced since construction. A main switchboard located outside of Building 050 distributes power to local main distribution panels located in each building. Buildings are protected by a fire alarm system panel, located in the Administration Office, which is routed to each building. Lifecycle replacement of the majority of the MEPF equipment is anticipated.

Site

Site maintenance appears to be excellent, and site improvements and landscaping are generally in good condition with the exception of the playground play surfaces. Sidewalks are generally free of cracks and heaving, and asphalt pavement has been regularly maintained with seal coating and striping, with only a few areas of significant cracking in the main parking lot.

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
Arellanes Elementary / Building 050 (1991)	\$550	4,400	\$2,420,000	0.0%	0.1%	4.4%	7.4%
Arellanes Elementary / Building 200 (1991)	\$550	8,300	\$4,565,000	0.0%	0.7%	1.3%	4.9%
Arellanes Elementary / Building 300 (1991)	\$550	5,300	\$2,915,000	0.0%	1.0%	3.9%	5.9%
Arellanes Elementary / Building 500 (1961)	\$550	7,200	\$3,960,000	0.0%	1.8%	4.5%	7.2%

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.

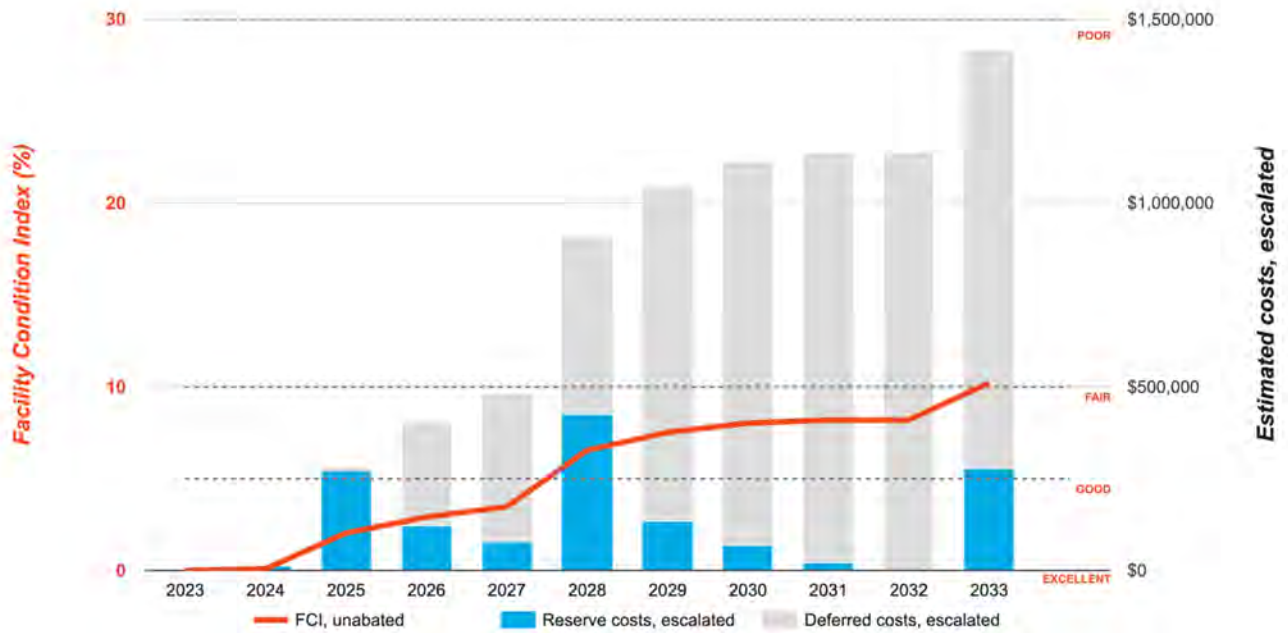
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Arellanes Elementary

Replacement Value: \$13,860,000

Inflation Rate: 3.0%

Average Needs per Year: \$128,800



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

Systems Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$47,089	\$18,844	\$233,747	\$299,680
Roofing	-	-	\$50,822	\$2,834	\$738,292	\$791,948
Interiors	-	\$2,906	\$128,430	\$294,811	\$413,066	\$839,213
Plumbing	-	\$4,185	-	\$8,877	\$129,598	\$142,660
HVAC	-	\$76,158	\$156,217	\$7,327	\$509,093	\$748,795
Electrical	-	-	-	\$32,990	\$246,612	\$279,602
Fire Alarm & Electronic Systems	-	-	-	\$33,580	\$47,783	\$81,363
Site Development	-	\$189,381	\$153,327	\$90,567	\$252,278	\$685,553
Site Utilities	-	-	-	\$6,186	-	\$6,186
Site Pavement	-	\$10,464	\$88,939	\$12,131	\$30,366	\$141,900
TOTALS (3% inflation)	-	\$283,100	\$624,900	\$508,200	\$2,600,900	\$4,017,100

Immediate Needs

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

Key Findings



Drinking Fountain in Poor condition.

Exterior/Site, Precast Pedestal
Site Arellanes Elementary Site

Uniformat Code: D2010
Recommendation: **Replace in 2025**

Priority Score: **83.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,900

\$\$\$\$

Precast material is breaking apart. - AssetCALC ID: 5164451



Playfield Surfaces in Poor condition.

Chips Wood, 3" Depth
Site Arellanes Elementary Site

Uniformat Code: G2050
Recommendation: **Replace in 2024**

Priority Score: **82.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$9,600

\$\$\$\$

Chips are missing, area is flooded from recent rain. - AssetCALC ID: 5164452



Playfield Surfaces in Poor condition.

Chips Rubber, 3" Depth
Site Arellanes Elementary Site

Uniformat Code: G2050
Recommendation: **Replace in 2024**

Priority Score: **82.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,000

\$\$\$\$

Chips are missing and area is flooded. - AssetCALC ID: 5164446



Athletic Surfaces and Courts in Poor condition.

Basketball/General, Asphalt Pavement
Site Arellanes Elementary Site

Uniformat Code: G2050
Recommendation: **Mill and Overlay in 2025**

Priority Score: **82.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$141,900

\$\$\$\$

Asphalt is aged and worn down in various areas. Surface is rough. - AssetCALC ID: 5164442



Flooring in Poor condition.

Vinyl Tile (VCT)
Building 050 Arellanes Elementary Throughout building

Uniformat Code: C2030
Recommendation: **Replace in 2025**

Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,700

\$\$\$\$

Tiles near the door have been replaced with different tiles. Tiles do not sit flush with each other. - AssetCALC ID: 5164243



Split System in Poor condition.

Condensing Unit/Heat Pump
Building 500 Arellanes Elementary Building exterior

Uniformat Code: D3030
Recommendation: **Replace in 2025**

Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$38,900

\$\$\$\$

Unit is rusted and leaking - AssetCALC ID: 5164315



Split System in Poor condition.

Condensing Unit/Heat Pump
Building 200 Arellanes Elementary Roof

Uniformat Code: D3030
Recommendation: **Replace in 2025**

Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$4,400

\$\$\$\$

Unit is badly rusted. Ages has passed it's expected useful life. - AssetCALC ID: 5164281



Split System in Poor condition.

Condensing Unit/Heat Pump
Building 500 Arellanes Elementary Building exterior

Uniformat Code: D3030
Recommendation: **Replace in 2025**

Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$28,500

\$\$\$\$

Units are rusted and leaking. - AssetCALC ID: 5164317

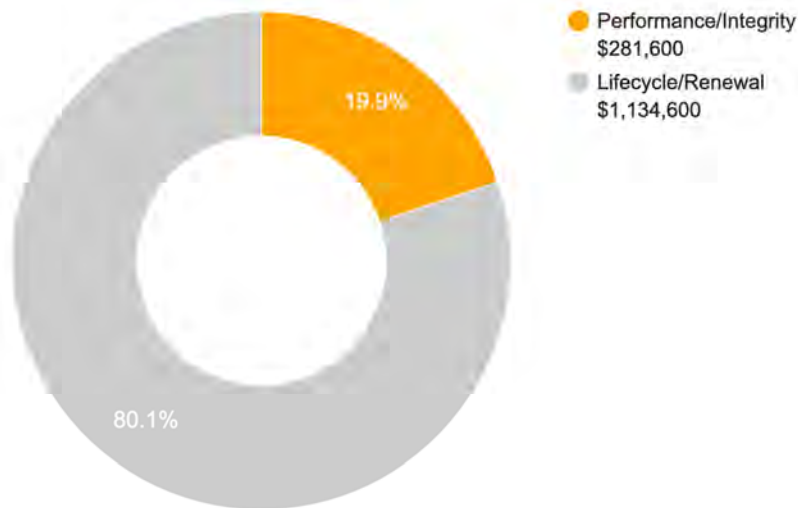
Plan Types

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: \$1,416,200

2. Building 050



Building 050: Systems Summary

Constructed/Renovated	1991	
Building/Group Size	4,400 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Façade	Wall Finish: Stucco Windows: Steel	Fair
Roof	Primary: Flat construction with modified bituminous finish Secondary: Gable construction with asphalt shingles	Poor
Interiors	Walls: Painted gypsum board, wallpaper Floors: Carpet, VCT Ceilings: Painted gypsum board ACT	Good
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: None	Fair

Building 050: Systems Summary		
HVAC	Non-Central System: Packaged units	Excellent
Fire Suppression	Fire extinguishers only	Good
Electrical	Source and Distribution: Main with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, and exit signs	Good
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	VCT tiles do not sit flush with each other	

3. Building 200



Building 200: Systems Summary

Constructed/Renovated	1991	
Building Size	8,300 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Modular steel frame construction on a concrete slab foundation	Good
Façade	Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Gable construction with metal finish	Fair
Interiors	Walls: Painted gypsum board, wallpaper Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board ACT, exposed open-web steel joists	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, and sinks in all restrooms	Good

Building 200: Systems Summary		
HVAC	Non-Central System: Split-system heat pumps	Fair
Fire Suppression	Fire extinguishers only	Good
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: linear fluorescent 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	Aged heat pump	

4. Building 300



Building 300: Systems Summary

Constructed/Renovated	1991	
Building Size	5,300 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Modular steel frame construction on a concrete slab foundation	Good
Façade	Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Gable construction with metal finish	Fair
Interiors	Walls: Painted gypsum board, wall paper, ceramic tile Floors: Carpet, VCT ceramic tile Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	Fair
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: None Fixtures: Toilets and sinks in all restrooms	Fair

Building 300: Systems Summary		
HVAC	Non-Central System: Split-system heat pumps	Fair
Fire Suppression	Fire extinguishers only	Good
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: LED (except K3) 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. Building 500



Building 500: Systems Summary

Constructed/Renovated	1961	
Building Size	7,200 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Modular steel frame construction on a concrete slab foundation	Fair
Façade	Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Gable construction with metal finish	Fair
Interiors	Walls: Painted gypsum board, wallpaper, ceramic tile Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board and ACT	Good
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: None Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Building 500: Systems Summary		
HVAC	Non-Central System: Split-system heat pumps, fan coil units	Fair
Fire Suppression	Fire extinguishers only	Good
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Aged heat pumps	

6. Site Summary



Site Information

<i>System</i>	<i>Description</i>	<i>Condition</i>
Pavement/Flatwork	Asphalt lots with pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Building-mounted signage; chain link fencing; chain-link fence dumpster enclosures Playgrounds and sports fields and courts with fencing Limited park benches, picnic tables, trash receptacles, fountains	Poor
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation present CMU 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: LED Building-mounted: LED	Fair
Ancillary Structures	Storage sheds	Fair
Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix D.	
Key Issues and Findings	Inadequate drainage	

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 checklists that are included in the appendix. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of this particular assessment. A full measured ADA survey would be required to identify any and all specific potential accessibility issues. Additional clarifications of this limited survey:

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

The campus was originally constructed in 1961 and substantially renovated in 1991 and widespread accessibility improvements appear to have been implemented at that time.

The following table summarizes the accessibility conditions of the general site and at each building on campus:

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.

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 Arellanes Elementary, 1890 Sandalwood Drive, Santa Maria, California 93454, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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Reviewed by:



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12. Appendices

Appendix A: Photographic Record

Appendix B: Site Plan

Appendix C: Pre-Survey Questionnaire

Appendix D: Accessibility Review and Photos

Appendix E: Component Condition Report

Appendix F: Replacement Reserves



Appendix A:

Photographic Record



Photographic Overview



1 - FRONT ELEVATION



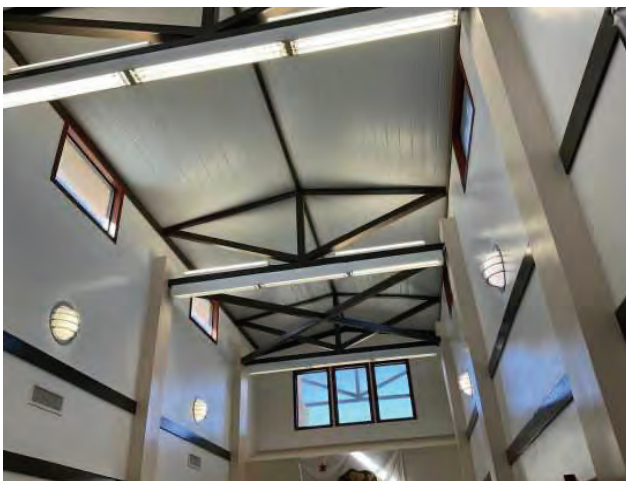
2 - LEFT ELEVATION



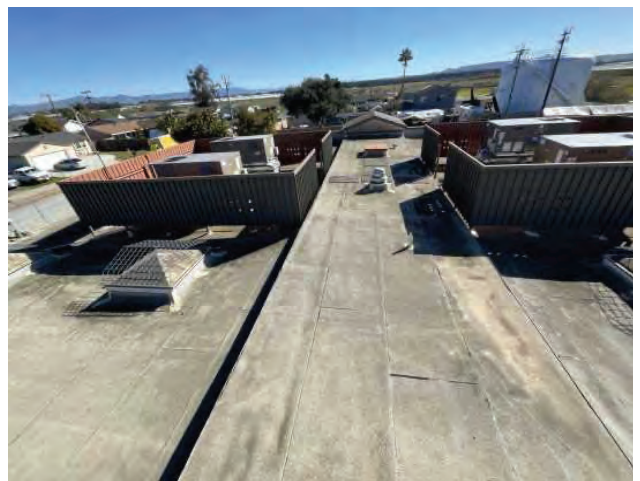
3 - RIGHT ELEVATION



4 - REAR ELEVATION



5 - STRUCTURE OVERVIEW



6 - ROOF OVERVIEW



Photographic Overview



7 - PARAPET WALL



8 - SECONDARY ROOF OVERVIEW



9 - ADMINISTRATION OFFICE



10 - CLASSROOM



11 - LIBRARY



12 - WORKROOM

Photographic Overview



13 - A-2 WORKROOM



14 - KITCHENETTE



15 - COPY ROOM



16 - RESTROOM



17 - CUSTODIAN CLOSET



18 - HVAC COMPONENTS



Photographic Overview



19 - FAN COIL UNIT



20 - MAIN ELETRICAL EQUIPMENT



21 - MAIN ELETRICAL EQUIPMENT



22 - FIRE SUPPRESSION BACKFLOW PREVENTER



23 - FIRE ALARM PANEL



24 - FIRE EXTINGUISHER

Photographic Overview



25 - PRIMARY PARKING AREA



26 - SECONDARY PARKING / SIDEWALKS



27 - FURNISHINGS



28 - LANDSCAPING OVERVIEW



29 - RETAINING WALL



30 - PLAYGROUND

Appendix B:

Site Plan



Site Plan



**BUREAU
VERITAS**

Project Number

158764.22R000-003.017

Source

Google Earth

Project Name

Arellanes Elementary

On-Site Date

January 25, 2023



Appendix C:

Pre-Survey Questionnaire



BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Arellanes Elementary

Name of person completing form: Ron Smith

Title / Association w/ property: Principal

Length of time associated w/ property: 12

Date Completed: 1/25/2023

Phone Number: 18053616863


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 1961	Renovated 1991	Early 60's
2	Building size in SF	35,000 SF		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC	2020	Airflow update during Covid.
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	Building additions in 1991. Documented.		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	New playgrounds and new parking lot extension. New asphalt play surface for basketball courts. New shade structures and new picnic tables. Approved for portables in the next few years. Demolishing amphitheater to install portables on site.		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Storm brought a lot of rain that flooded the playground surfaces. New surfaces will be rubber and flooding will not be an issue.		

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				Building 200 has had several leaks in the staff lounge and in the administration area.
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		X			
10	Are your elevators unreliable, with frequent service calls?			X		
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?	X				Admin offices will get too hot or cold if the adjacent office room does the opposite. Library main and library offices have the same issue.
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				Back side of parking lot has flooded in the past due to inadequate sloping and possible drainage issues.
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?	X				Bench material is coming off around the site and beginning to rust underneath. Complaints from parents regarding the condition of benches and playground structures and surfaces.
18	ADA: Has an accessibility study been previously performed? If so, when?	X				2022 playgrounds were inspected.
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.	X				Rubber mats were installed on the playground near the slides and swing.
20	ADA: Has building management reported any accessibility-based complaints or litigation?		X			
21	Are any areas of the property leased to outside occupants?		X			



Signature of Assessor



Signature of POC

Appendix D: Accessibility Review and Photos



Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Arellanes Elementary

BV Project Number: 158764.22R000-003.017

Abbreviated Accessibility Checklist

Facility History & Interview

Question		Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?	X			2022 playgrounds were inspected.
2	Have any ADA improvements been made to the property since original construction? Describe.	X			Rubber mats were installed on the playground near the slides and swing.
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



CURB CUT

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



ACCESSIBLE ENTRANCE



ADDITIONAL ENTRANCE

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

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

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH



DOOR HARDWARE

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

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

Abbreviated Accessibility Checklist

Elevators

Elevators section not applicable at this site.

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

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

Abbreviated Accessibility Checklist

Kitchens/Kitchenettes



SINK CLEARANCE



OVEN WITH CONTROLS

Question		Yes	No	NA	Comments
1	Do kitchens/kitchenettes appear to have a minimum compliant path of travel or area of maneuverability ?	✗			
2	Are the appliances centered for a parallel or forward approach with adequate clear floor space ?	✗			
3	Is there an accessible countertop/preparation space of proper width and height ?	✗			
4	Is there an accessible sink space of proper width and height ?	✗			
5	Does the sink faucet have compliant handles ?	✗			
6	Is the plumbing piping under the sink configured to protect against contact ?		✗		

7	Are the cooktop/range controls front-mounted (or in a location that does not require reaching across the burners) ?	✘			
---	---	---	--	--	--

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 | Arellanes Elementary / Building 050

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	5,000 SF	4	5164244
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 28-40 SF	8	12	5164241
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	6	25	5164233
Roofing						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 30-Year Premium	350 SF	10	5164247
B3010	Roof	Fair	Roofing, Modified Bitumen	4,000 SF	5	5164231
B3060	Roof	Fair	Roof Skylight, per unit, up to 20 SF	8	15	5164234
Interiors						
C1030	Throughout building	Fair	Interior Door, Steel, Standard	2	25	5164246
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	4,000 SF	13	5164249
C2010	Throughout building	Good	Wall Finishes, Wallpaper	5,500 SF	10	5164237
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	1,700 SF	6	5164251
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	3,500 SF	5	5164240
C2030	Throughout building	Poor	Flooring, Vinyl Tile (VCT)	500 SF	2	5164243
Plumbing						
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	4	15	5164250
HVAC						
D3050	Throughout building	Fair	HVAC System, Ductwork, Low Density	4,000 SF	12	5164236
D3050	Classrooms	Good	Packaged Unit, RTU, Pad or Roof-Mounted	4	17	5164239
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper	1	5	5164232
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper	4	6	5164248
Electrical						
D5020	Building exterior	Good	Distribution Panel, 120/208 V	1	20	5164238
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	4,000 SF	25	5164245
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	8	10	5164242
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	4,000 SF	10	5164230
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	4,000 SF	10	5164235

Component Condition Report | Arellanes Elementary / Building 200

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	4,800 SF	6	5164266
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 28-40 SF	30	15	5164255
Roofing						
B3010	Roof	Fair	Roofing, Metal	10,000 SF	20	5164259
Interiors						
C1030	Building Exterior	Fair	Interior Door, Steel, w/ Extensive Glazing	2	25	5164257

Component Condition Report | Arellanes Elementary / Building 200

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1030	Throughout building	Fair	Interior Door, Steel, Standard	15	25	5164282
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	8,000 SF	16	5164261
C2010	Throughout building	Good	Wall Finishes, Wallpaper	12,000 SF	10	5164267
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	1,000 SF	25	5164272
C2010	Throughout building	Good	Wall Finishes, any surface, Prep & Paint	8,300 SF	7	5164262
C2030	Throughout building	Good	Flooring, Vinyl Tile (VCT)	150 SF	10	5164276
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	7,850 SF	6	5164264
C2030	Restrooms	Fair	Flooring, Ceramic Tile	300 SF	25	5164274
C2030	Utility closet	Fair	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	50 SF	4	5164275
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	300 SF	6	5164254
C2050	Throughout building	Fair	Ceiling Finishes, Metal	8,300 SF	30	5164263
Plumbing						
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	3	15	5164268
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	3	20	5164258
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	8	5164270
D2010	Utility closet	Fair	Water Heater, Electric, Commercial (12 kW)	1	12	5164269
D2010	Restrooms	Good	Toilet, Commercial Water Closet	3	20	5164273
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Floor	1	20	5164279
HVAC						
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	3	5164283
D3030	Roof	Poor	Split System, Condensing Unit/Heat Pump	1	2	5164281
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	2	3	5164284
D3030	Classrooms	Fair	Split System, Fan Coil Unit, DX	5	5	5164271
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	1	3	5164252
D3050	Throughout building	Fair	HVAC System, Ductwork, Low Density	8,300 SF	15	5164280
Electrical						
D5020	Building exterior	Good	Distribution Panel, 120/208 V	3	20	5164260
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	8,300 SF	25	5164253
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	12	11	5164278
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	8,300 SF	15	5164256
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	8,300 SF	12	5164277
D7050	Throughout building	Good	Fire Alarm Panel, Multiplex	1	10	5164265

Component Condition Report | Arellanes Elementary / Building 300

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	3,300 SF	5	5164308
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 28-40 SF	13	15	5164298
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	7	25	5164293

Component Condition Report | Arellanes Elementary / Building 300

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Roofing						
B3010	Roof	Fair	Roofing, Metal	6,500 SF	20	5164301
Interiors						
C1030	Throughout building	Fair	Interior Door, Steel, Standard	3	25	5164295
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	5,400 SF	13	5164294
C2010	Throughout building	Good	Wall Finishes, Wallpaper	9,000 SF	10	5164285
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	600 SF	25	5164288
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	3,900 SF	5	5164290
C2030	Restrooms	Fair	Flooring, Ceramic Tile	400 SF	25	5164286
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	1,500 SF	8	5164299
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	400 SF	6	5164296
Plumbing						
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	3	15	5164306
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	4	20	5164307
D2010	Restrooms	Fair	Toilet, Child-Sized	4	15	5164302
HVAC						
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	1	3	5164303
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	3	3	5164287
D3030	Classrooms	Fair	Split System, Fan Coil Unit, DX	6	5	5164297
D3050	Throughout building	Fair	HVAC System, Ductwork, Low Density	5,400 SF	15	5164289
Electrical						
D5020	Building exterior	Good	Distribution Panel, 120/208 V	2	20	5164300
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	5,400 SF	25	5164292
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	5,400 SF	12	5164304
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	7	12	5164305
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	5,400 SF	10	5164291

Component Condition Report | Arellanes Elementary / Building 500

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	4,200 SF	5	5164319
B2020	Building Exterior	Fair	Window, Steel, 16-25 SF	13	15	5164326
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	8	25	5164312
Roofing						
B3010	Roof	Fair	Roofing, Metal	11,500 SF	20	5164331
Interiors						
C1030	Throughout building	Fair	Interior Door, Steel, Standard	5	25	5164320
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	7,000 SF	10	5164316
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	350 SF	25	5164328

Component Condition Report | Arellanes Elementary / Building 500

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2010	Throughout building	Good	Wall Finishes, Wallpaper	17,000 SF	10	5164322
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	6,000 SF	5	5164313
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	1,000 SF	7	5164309
C2030	Restrooms	Fair	Flooring, Ceramic Tile	200 SF	25	5164329
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	200 SF	6	5164314
Plumbing						
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	6	12	5164321
D2010	Restrooms	Good	Toilet, Commercial Water Closet	7	20	5164311
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	4	20	5164324
D2010	Restrooms	Good	Urinal, Standard	3	20	5164325
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	8	5164323
HVAC						
D3030	Building exterior	Poor	Split System, Condensing Unit/Heat Pump	5	2	5164317
D3030	Building exterior	Poor	Split System, Condensing Unit/Heat Pump	5	2	5164315
D3030	Classrooms	Fair	Split System, Fan Coil Unit, DX	6	5	5164318
D3050	Throughout building	Fair	HVAC System, Ductwork, Low Density	7,200 SF	16	5164310
Electrical						
D5020	Building exterior	Good	Distribution Panel, 120/208 V	1	20	5164327
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	7,200 SF	25	5164332
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	12	10	5164330
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	7,200 SF	15	5164334
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	7,200 SF	11	5164333

Component Condition Report | Arellanes Elementary / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Site	Fair	Backflow Preventer, Domestic Water	1	10	5164450
D2010	Site	Poor	Drinking Fountain, Exterior/Site, Precast Pedestal	1	2	5164451
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	20,000 SF	2	5164458
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	20,000 SF	5	5164439
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Play Structure, Multipurpose, Large	1	3	5164453
G2050	Site	Fair	Play Structure, Multipurpose, Medium	1	3	5164440
G2050	Site	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	37,000 SF	2	5164454
G2050	Site	Poor	Playfield Surfaces, Chips Rubber, 3" Depth	525 SF	1	5164446
G2050	Site	Fair	Play Structure, Multipurpose, Very Small	1	5	5164455
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	4	4	5164437
G2050	Site	Fair	Playfield Surfaces, Chips Wood, 6" Depth	3,200 SF	2	5164441

Component Condition Report | Arellanes Elementary / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2050	Site	Poor	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	37,000 SF	2	5164442
G2050	Site	Poor	Playfield Surfaces, Chips Wood, 3" Depth	8,800 SF	1	5164452
G2050	Site	Fair	Play Structure, Multipurpose, Small	1	5	5164438
Sitework						
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 8'	1,500 LF	20	5164444
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	400 LF	20	5164456
G2060	Site	Fair	Park Bench, Metal Powder-Coated	8	10	5164448
G2060	Site	Fair	Bike Rack, Portable 6-10 Bikes	2	5	5164449
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 4'	250 LF	20	5164445
G2060	Site	Fair	Fences & Gates, Vehicle Gate, Chain Link Swinging Electric	2	6	5164457
G4050	Site	Fair	Pole Light Fixture w/ Lamps, Concrete Base Only, Replace/Install	1	30	5164447
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	10	5164443

Appendix F: Replacement Reserves





Replacement Reserves Report

2/23/2023

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D7050	Throughout building	5164265	Fire Alarm Panel, Multiplex, Replace	15	5	10	1	EA	\$4,384.00	\$4,384											\$4,384											\$4,384
D7050	Throughout building	5164277	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	8	12	8300	SF	\$2.19	\$18,194												\$18,194										\$18,194
Totals, Unescalated											\$0	\$0	\$4,384	\$23,345	\$658	\$25,208	\$80,967	\$13,645	\$1,644	\$0	\$34,140	\$2,893	\$31,784	\$0	\$658	\$104,175	\$111,655	\$18,029	\$23,345	\$0	\$197,499	\$674,029
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$4,651	\$25,509	\$740	\$29,223	\$96,679	\$16,782	\$2,083	\$0	\$45,882	\$4,005	\$45,316	\$0	\$995	\$162,301	\$179,173	\$29,800	\$39,743	\$0	\$356,706	\$1,039,587

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Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	Building Exterior	5164308	Exterior Walls, any painted surface, Prep & Paint	10	5	5	3300	SF	\$3.29	\$10,850						\$10,850										\$10,850						\$21,701
B2020	Building Exterior	5164298	Window, Aluminum Double-Glazed, 28-40 SF, Replace	30	15	15	13	EA	\$1,370.00	\$17,810																\$17,810						\$17,810
B3010	Roof	5164301	Roofing, Metal, Replace	40	20	20	6500	SF	\$14.25	\$92,612																				\$92,612	\$92,612	
C1070	Throughout building	5164294	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	12	13	5400	SF	\$3.84	\$20,714													\$20,714									\$20,714
C2010	Throughout building	5164285	Wall Finishes, Wallpaper, Replace	15	5	10	9000	SF	\$2.41	\$21,701											\$21,701											\$21,701
C2030	Throughout building	5164299	Flooring, Vinyl Tile (VCT), Replace	15	7	8	1500	SF	\$5.48	\$8,220								\$8,220														\$8,220
C2030	Throughout building	5164290	Flooring, Carpet, Commercial Standard, Replace	10	5	5	3900	SF	\$8.22	\$32,058						\$32,058										\$32,058						\$64,116
C2050	Restrooms	5164296	Ceiling Finishes, any flat surface, Prep & Paint	10	4	6	400	SF	\$2.19	\$877						\$877										\$877						\$1,754
D2010	Throughout building	5164306	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	15	15	3	EA	\$1,315.20	\$3,946																\$3,946						\$3,946
D2010	Restrooms	5164302	Toilet, Child-Sized, Replace	30	15	15	4	EA	\$986.40	\$3,946																\$3,946						\$3,946
D2010	Restrooms	5164307	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	10	20	4	EA	\$1,644.00	\$6,576																				\$6,576	\$6,576	
D3030	Building exterior	5164303	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	\$3,726.40	\$3,726				\$3,726														\$3,726				\$7,453
D3030	Building exterior	5164287	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	3	EA	\$7,781.60	\$23,345				\$23,345															\$23,345			\$46,690
D3030	Classrooms	5164297	Split System, Fan Coil Unit, DX, Replace	15	10	5	6	EA	\$5,041.60	\$30,250					\$30,250														\$30,250			\$60,499
D3050	Throughout building	5164289	HVAC System, Ductwork, Low Density, Replace	30	15	15	5400	SF	\$2.19	\$11,837															\$11,837							\$11,837
D5020	Building exterior	5164300	Distribution Panel, 120/208 V, Replace	30	10	20	2	EA	\$6,576.00	\$13,152																			\$13,152			\$13,152
D5040	Throughout building	5164304	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	8	12	5400	SF	\$4.93	\$26,633												\$26,633										\$26,633
D5040	Building exterior	5164305	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	8	12	7	EA	\$241.12	\$1,688												\$1,688										\$1,688
D7050	Throughout building	5164291	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	10	10	5400	SF	\$2.19	\$11,837											\$11,837											\$11,837
Totals, Unescalated											\$0	\$0	\$0	\$27,071	\$0	\$73,158	\$877	\$0	\$8,220	\$0	\$33,538	\$0	\$28,321	\$20,714	\$0	\$80,446	\$877	\$0	\$27,071	\$0	\$142,590	\$442,883
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$29,581	\$0	\$84,810	\$1,047	\$0	\$10,413	\$0	\$45,072	\$0	\$40,378	\$30,420	\$0	\$125,333	\$1,407	\$0	\$46,087	\$0	\$257,533	\$672,081

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Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	Building Exterior	5164319	Exterior Walls, any painted surface, Prep & Paint	10	5	5	4200	SF	\$3.29	\$13,810						\$13,810										\$13,810						\$27,619
B2020	Building Exterior	5164326	Window, Steel, 16-25 SF, Replace	30	15	15	13	EA	\$1,863.20	\$24,222																\$24,222						\$24,222
B3010	Roof	5164331	Roofing, Metal, Replace	40	20	20	11500	SF	\$14.25	\$163,852																				\$163,852	\$163,852	
C1070	Throughout building	5164316	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	7000	SF	\$3.84	\$26,852											\$26,852											\$26,852
C2010	Throughout building	5164322	Wall Finishes, Wallpaper, Replace	15	5	10	17000	SF	\$2.41	\$40,990											\$40,990											\$40,990
C2030	Throughout building	5164309	Flooring, Vinyl Tile (VCT), Replace	15	8	7	1000	SF	\$5.48	\$5,480							\$5,480															\$5,480
C2030	Throughout building	5164313	Flooring, Carpet, Commercial Standard, Replace	10	5	5	6000	SF	\$8.22	\$49,320						\$49,320										\$49,320						\$98,640
C2050	Restrooms	5164314	Ceiling Finishes, any flat surface, Prep & Paint	10	4	6	200	SF	\$2.19	\$438						\$438										\$438						\$877
D2010	Building exterior	5164323	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	7	8	1	EA	\$1,644.00	\$1,644									\$1,644													\$1,644
D2010	Throughout building	5164321	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	18	12	6	EA	\$1,315.20	\$7,891												\$7,891										\$7,891
D2010	Restrooms	5164311	Toilet, Commercial Water Closet, Replace	30	10	20	7	EA	\$1,424.80	\$9,974																			\$9,974			\$9,974
D2010	Restrooms	5164324	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	10	20	4	EA	\$1,644.00	\$6,576																				\$6,576	\$6,576	
D2010	Restrooms	5164325	Urinal, Standard, Replace	30	10	20	3	EA	\$1,205.60	\$3,617																			\$3,617			\$3,617
D3030	Building exterior	5164317	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	5	EA	\$5,699.20	\$28,496			\$28,496															\$28,496				\$56,992
D3030	Building exterior	5164315	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	5	EA	\$7,781.60	\$38,908			\$38,908															\$38,908				\$77,816
D3030	Classrooms	5164318	Split System, Fan Coil Unit, DX, Replace	15	10	5	6	EA	\$5,041.60	\$30,250					\$30,250														\$30,250			\$60,499
D3050	Throughout building	5164310	HVAC System, Ductwork, Low Density, Replace	30	14	16	7200	SF	\$2.19	\$15,782																\$15,782						\$15,782
D5020	Building exterior	5164327	Distribution Panel, 120/208 V, Replace	30	10	20	1	EA	\$6,576.00	\$6,576																			\$6,576			\$6,576
D5040	Building exterior	5164330	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	10	10	12	EA	\$241.12	\$2,893											\$2,893											\$2,893
D5040	Throughout building	5164334	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	5	15	7200	SF	\$4.93	\$35,510																\$35,510						\$35,510
D7050	Throughout building	5164333	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	9	11	7200	SF	\$2.19	\$15,782																						

