

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

DLR Group

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



Arellanes Junior High
1890 Sandalwood Drive
Santa Maria, California 93454

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ON SITE DATE:

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Bureau Veritas

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Junior High School
Number of Buildings	7
Main Address	1890 Sandalwood Drive, Santa Maria, California 93454
Site Developed	1993
Site Area	7.4 acres (estimated)
Parking Spaces	57 total spaces all in open lots; 6 of which are accessible
Outside Occupants / Leased Spaces	One of the portables is leased out to the Santa Barbara County Education office. (Room 31)
Date(s) of Visit	January 26, 2023
Management Point of Contact	DLR Group, Mr. Kevin Fleming (951) 682-0470 kfleming@dlrgroup.com
On-site Point of Contact (POC)	Mrs. Genevieve Beard, Principal 805.361.6825 phone
Assessment and Report Prepared By	Kylan Boyd
Reviewed By	Al Diefert Technical Report Reviewer For Gregg Young Program Manager Gregg.Young@bureauveritas.com 800.733.0660
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

Arellanes Junior High in Santa Maria, dedicated to Don Juan Bautista Arellanes, was added to Arellanes Elementary School around 1993. According to the California State directory, the school was opened to the public in the summer of 2002.

Architectural

The majority of buildings consist of wood framed construction on concrete slabs, while others are composed of steel. 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, aluminum windows, steel main entry and service doors. The paint on the building exteriors was updated throughout the entire school in the summer of 2017. Roofs primarily consist of gable metal assemblies, however, asphalt shingles, flat modified bitumen, and single-ply TPO were found on certain buildings.

The modified bitumen roof material on the Southside of building 030 has failed as it allows water to leak into the room below. The computer rooms (room 9) interior finishes and structure have been compromised by water damage and possible mold growth. The gym roof has also reportedly leaked on occasion. New roofs are expected in the near future to address leaking concerns.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The majority of the MEPF systems and components are original to the 2003 renovation. Heating and cooling are provided by rooftop packaged units, split system furnaces, and condensing units. Domestic hot water is provided by local domestic water heaters, a portion of which have been replaced since construction. A main switchboard located in the main parking lot distributes power to local main distribution panels located in each building. HVAC controls are allegedly unreliable due to crossed electrical wires in the system. Some buildings do not have AC and the heating frequently goes out. Facilities 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

The basketball courts and the playground area near the portables are lacking site lighting. Powdered coating is coming off benches and exposing rusted metal surface underneath. Several areas throughout the parking lot are beginning to show signs of alligator cracking and severe asphalt damage was found near site drains.

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 Junior High / Building 010 (1993)	\$550	9,000	\$4,950,000	0.0%	0.0%	0.4%	10.3%
Arellanes Junior High / Building 030 (1993)	\$550	13,500	\$7,425,000	0.2%	2.0%	5.1%	8.8%
Arellanes Junior High / Building 040 (1993)	\$550	3,000	\$1,650,000	0.0%	0.3%	3.0%	6.9%
Arellanes Junior High / Building 100 (1993)	\$550	7,400	\$4,070,000	0.0%	1.6%	2.7%	8.4%
Arellanes Junior High / Building 1000 (1993)	\$550	14,000	\$7,700,000	0.0%	1.1%	2.2%	5.4%
Arellanes Junior High / Building 140 (1993)	\$550	1,000	\$550,000	0.0%	0.0%	4.1%	7.5%
Arellanes Junior High / Building 900 (1993)	\$550	3,500	\$1,925,000	0.0%	1.7%	4.2%	7.6%

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.

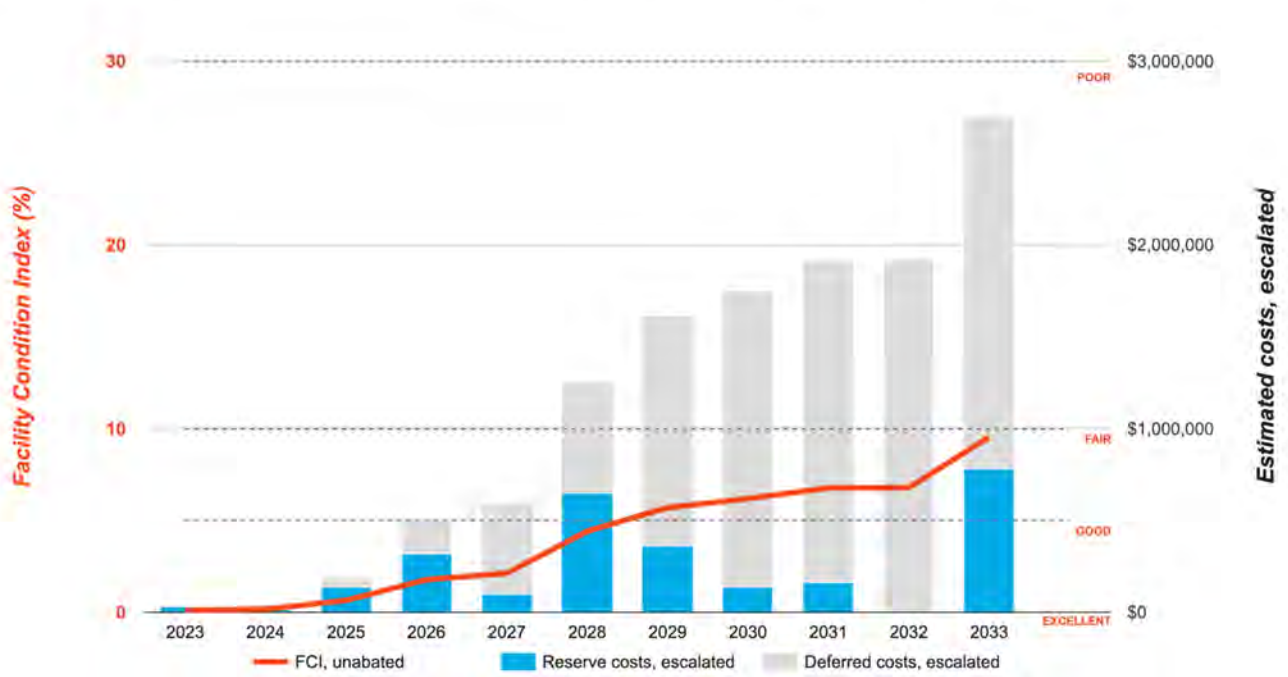
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Arellanes Junior High

Replacement Value: \$28,270,000

Inflation Rate: 3.0%

Average Needs per Year: \$245,600



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
Structure	-	-	\$1,143	-	\$1,536	\$2,679
Facade	-	-	\$150,175	\$18,411	\$522,233	\$690,819
Roofing	\$13,152	-	-	\$289,997	\$491,586	\$794,735
Interiors	-	\$2,906	\$206,211	\$500,210	\$1,093,911	\$1,803,238
Conveying	-	-	-	\$23,602	\$85,944	\$109,546
Plumbing	-	\$4,185	\$17,110	\$4,668	\$364,680	\$390,643
HVAC	-	-	\$372,077	\$147,422	\$433,853	\$953,352
Fire Protection	-	-	-	\$7,069	\$267,225	\$274,294
Electrical	-	-	-	\$193,930	\$772,930	\$966,860
Fire Alarm & Electronic Systems	-	-	\$5,082	\$143,195	\$73,233	\$221,510
Equipment & Furnishings	-	-	\$61,191	\$58,916	\$131,079	\$251,186
Special Construction & Demo	-	-	-	-	\$1,788,501	\$1,788,501
Site Development	\$19,180	\$18,313	\$252,206	\$21,230	\$177,167	\$488,096
Site Pavement	-	\$128,172	-	\$16,488	\$41,273	\$185,933
Site Utilities	-	-	-	\$24,744	-	\$24,744
TOTALS (3% inflation)	\$32,400	\$153,600	\$1,065,200	\$1,449,900	\$6,245,200	\$8,946,300

Immediate Needs

Facility/Building	Total Items	Total Cost
Arellanes Junior High / Building 030	1	\$13,200
Arellanes Junior High / Site	2	\$19,200
Total	3	\$32,400

Building 030							
ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
5258062	Arellanes Junior High / Building 030	Roof	B3010	Roofing, Modified Bitumen, Replace	Failed	Performance/Integrity	\$13,200
Total (1 Items)							\$13,200

Site							
ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
5258568	Arellanes Junior High / Site	Site	G2060	Picnic Table, Metal Powder-Coated, Replace	Poor	Performance/Integrity	\$11,500
5258585	Arellanes Junior High / Site	Site	G2060	Park Bench, Metal Powder-Coated, Replace	Poor	Performance/Integrity	\$7,700
Total (2 Items)							\$19,200

Key Findings



Roofing in Failed condition.

Modified Bitumen
Building 030 Arellanes Junior High Roof

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

Priority Score: **88.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$13,200

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Roof is sagging from water damage and has lost its integrity. Water will leak all the way through to room below and has damaged room interior as well. - AssetCALC ID: 5258062



Parking Lots in Poor condition.

Pavement, Asphalt
Site Arellanes Junior High Site

Uniformat Code: G2020
Recommendation: **Seal & Stripe in 2024**

Priority Score: **84.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$13,800

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Paint is fading. - AssetCALC ID: 5258578



Parking Lots in Poor condition.

Pavement, Asphalt
Site Arellanes Junior High Site

Uniformat Code: G2020
Recommendation: **Mill & Overlay in 2025**

Priority Score: **84.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$107,400

\$\$\$\$

Alligator cracking begging to form in some areas. Damage to asphalt around lot drain. - AssetCALC ID: 5258579



Drinking Fountain in Poor condition.

Exterior/Site, Precast Pedestal
Site Arellanes Junior High Site

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

Priority Score: **83.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,900

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Chipped and broken near the bottom of pedestal - AssetCALC ID: 5258573



Picnic Table in Poor condition.

Metal Powder-Coated
Site Arellanes Junior High Site

Uniformat Code: G2060
Recommendation: **Replace in 2023**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$11,500

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Material is coming off the benches. Exposing metal underneath. - AssetCALC ID: 5258568



Park Bench in Poor condition.

Metal Powder-Coated
Site Arellanes Junior High Site

Uniformat Code: G2060
Recommendation: **Replace in 2023**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$7,700

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Material is coming off the surface and exposing rusted metal. - AssetCALC ID: 5258585



Flooring in Poor condition.

Vinyl Tile (VCT)
Building 040 Arellanes Junior High Throughout building

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

Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$500

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Tiles have been replaced. Different color tiles. Tiles are bubbling up. Evidence of high wear on surface. - AssetCALC ID: 5258449



Flooring in Poor condition.

Vinyl Tile (VCT)
Building 100 Arellanes Junior High Storage closet

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

Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,200

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Tiles are badly scraped and worn down. - AssetCALC ID: 5258494

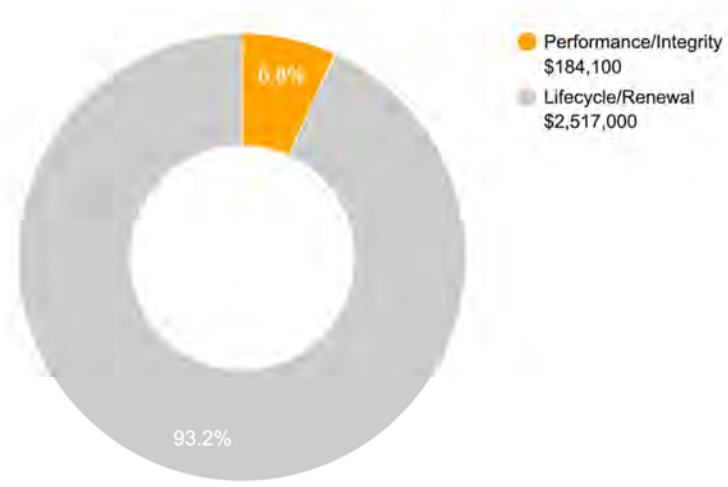
Plan Types

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: \$2,701,100



2. Building 010



Building 010: Systems Summary

Constructed/Renovated	1993	
Building/Group Size	9,000 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Façade	Primary Wall Finish: Stucco Secondary Wall Finish: Brick Windows: Aluminum	Fair
Roof	Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board, wallpaper, brick, ceramic tile Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board and ACT	Good
Elevators	None	Fair
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Building 010: Systems Summary		
HVAC	Non-Central System: Furnaces	Poor
Fire Suppression	Fire extinguishers only	Good
Electrical	Source & Distribution: Main switchboard 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	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	None observed at time of assessment.	

3. Building 030



Building 030: Systems Summary

Constructed/Renovated	1993	
Building Size	13,500 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: Aluminum	Fair
Roof	Primary: Gable construction with metal finish Secondary: Flat construction with modified bituminous finish and single-ply TPO/PVC membrane	Poor
Interiors	Walls: Painted gypsum board, wallpaper, ceramic tile Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum and ACT	Good
Elevators	Wheelchair lift	Fair
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Building 030: Systems Summary		
HVAC	Non-Central System: Packaged units Supplemental components: Split-system heat pumps	Fair
Fire Suppression	Fire extinguishers and kitchen hood system	Fair
Electrical	Source & Distribution: Main switchboard 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	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	Roof leaks	

4. Building 040

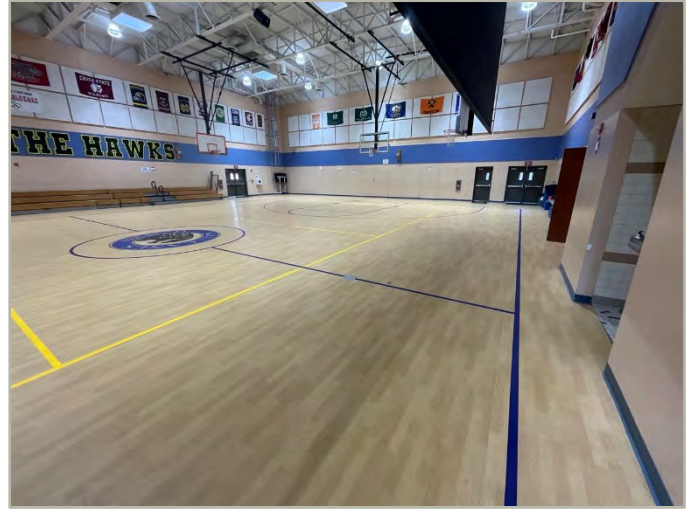


Building 040: Systems Summary

Constructed/Renovated	1993	
Building Size	3,000 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Façade	Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board, wallpaper Floors: Carpet, VCT Ceilings: Painted gypsum board and ACT	Good
Elevators	None	--
Plumbing	Distribution: Copper and PVC waste & venting Hot Water: Electric water heaters with integral tanks Fixtures: sinks	Fair

Building 040: Systems Summary		
HVAC	Non-Central System: Split-system heat pumps	Fair
Fire Suppression	Fire extinguishers only	Good
Electrical	Source & Distribution: Main switchboard 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	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	None observed at time of assessment.	

5. Building 100



Building 100: Systems Summary

Constructed/Renovated	1993	
Building Size	7,400 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Steel frame construction with steel joist and metal decking on concrete slab	Fair
Façade	Wall Finish: Stucco Windows: none	Fair
Roof	Flat construction with modified bituminous finish	Poor
Interiors	Walls: Painted gypsum board and ceramic tile Floors: Ceramic tile, VCT and faux wood plank Ceilings: Unfinished/exposed	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: None Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Building 100: Systems Summary		
HVAC	Non-Central System: Packaged units Supplemental components: Split-system heat pumps	Fair
Fire Suppression	Fire extinguishers only	Good
Electrical	Source & 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	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 is badly scraped and worn down	

6. Building 140



Building 140: Systems Summary

Constructed/Renovated	1993	
Building Size	1000 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: Wood siding Windows: Aluminum	Fair
Roof	Flat construction with metal finish	Poor
Interiors	Walls: Painted gypsum board, wallpaper Floors: Carpet Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: None Fixtures: none	Fair

Building 140: Systems Summary		
HVAC	Non-Central System: wall-mounted heat pump	Fair
Fire Suppression	Fire extinguishers only	Good
Electrical	Source & 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	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	None observed at time of assessment.	

7. Building 900



Building 900: Systems Summary

Constructed/Renovated	1993	
Building Size	3500 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, wall paper Floors: Carpet Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Electric tankless water heater Fixtures: sinks	Fair

Building 900: Systems Summary		
HVAC	Non-Central System: Split-system heat pumps	Fair
Fire Suppression	Fire extinguishers only	Good
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, 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	None observed at time of assessment.	

8. Building 1000

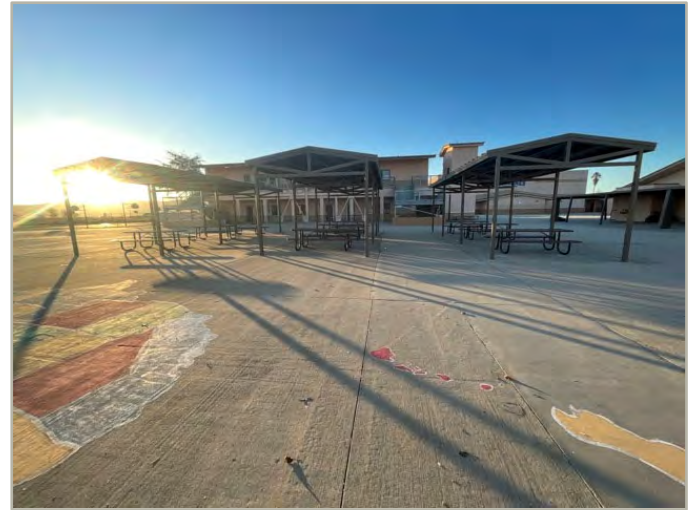


Building 1000: Systems Summary

Constructed/Renovated	1993	
Building Size	14,000 SF	
Number of Stories	2 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Steel frame with concrete-topped metal decks over concrete pad column footings	Fair
Façade	Primary Wall Finish: Stucco Secondary Wall Finish: Metal integral to superstructure Windows: Aluminum	Fair
Roof	Gable construction with metal finish	Fair
Interiors	Walls: Painted gypsum board, wallpaper, and ceramic tile Floors: Carpet, ceramic tile Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: None Fixtures: Toilets, urinals, and sinks in all restrooms	Good

Building 1000: Systems Summary		
HVAC	Non-Central System: Packaged units Supplemental components: Split-system heat pumps	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Good
Electrical	Source & 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	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	None observed at time of assessment.	

9. Site Summary



Site Information

<i>System</i>	<i>Description</i>	<i>Condition</i>
Pavement/Flatwork	Asphalt lots with areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, and ramps	Fair
Site Development	Building-mounted signage; chain link fencing; chain-link fence dumpster enclosures sports fields and courts with fencing Limited park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation present Low to moderate site slopes throughout	Good
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED Building-mounted: LED	Fair
Ancillary Structures	Gazebos, 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	Asphalt alligator cracking, faded stripping, rusted tables and benches	

10. 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.

11. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The campus was originally constructed in 1993. The campus has not since been substantially renovated.

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

Campus: Accessibility Summary			
<i>Facility</i>	<i>Year Built/ Renovated</i>	<i>Prior Study Provided?</i>	<i>Major/Moderate Issues Observed?</i>
General Site	1993	No	No
Building 010	1993	No	No
Building 030	1993	No	No
Building 040	1993	No	No

Campus: Accessibility Summary

Building 100	1993	No	No
Building 140	1993	No	No
Building 900	1993	No	No
Building 1000	1993	No	No

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

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

12. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

13. Opinions of Probable Costs

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

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

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

Methodology

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

Exceedingly Aged

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

14. Certification

DLR Group (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Arellanes Junior High, 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.

Prepared by: Kylan Boyd,
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Reviewed by:



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15. Appendices

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



Appendix A:

Photographic Record



Photographic Overview



1 - FRONT ELEVATION



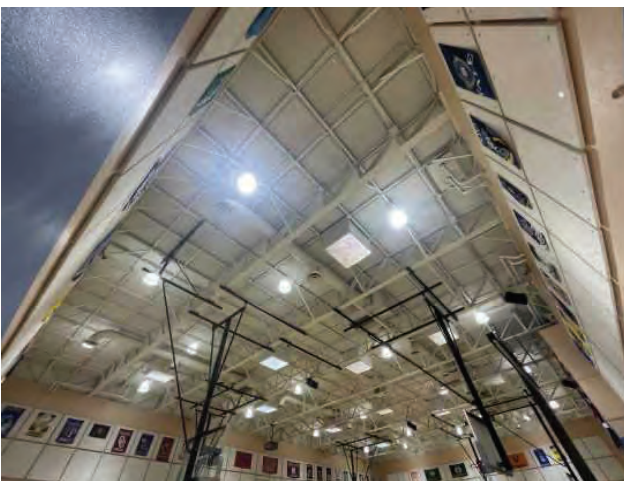
2 - LEFT ELEVATION



3 - RIGHT ELEVATION



4 - REAR ELEVATION



5 - EXPOSED STRUCTURE



6 - STRUCTURE

Photographic Overview



7 - PRIMARY ROOF OVERVIEW



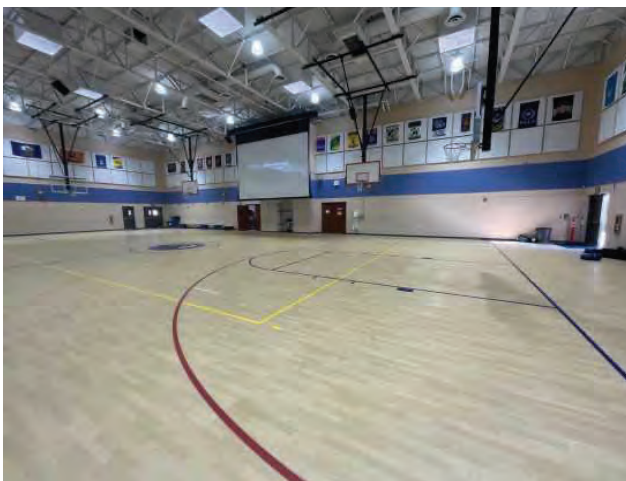
8 - PARAPET WALL



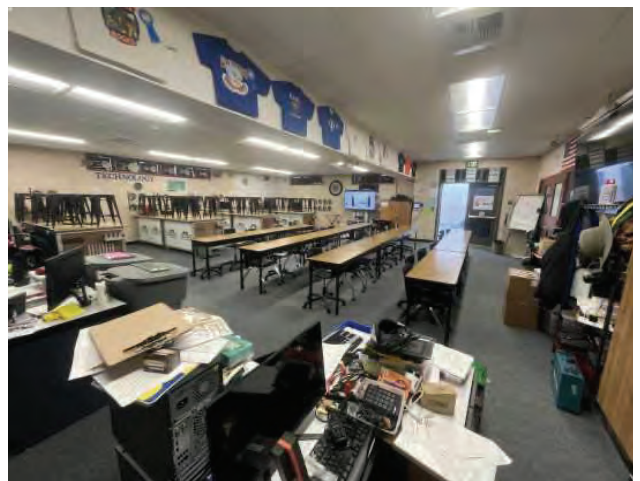
9 - SECONDARY ROOF OVERVIEW



10 - CAFETERIA



11 - GYM



12 - CLASSROOM

Photographic Overview



13 - WEIGHT ROOM



14 - LIBRARY



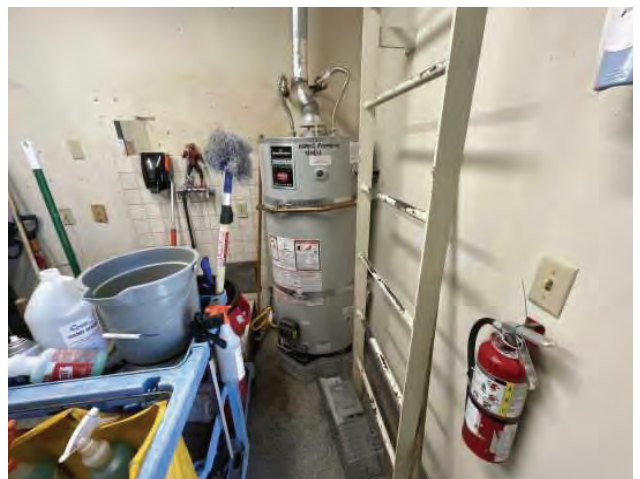
15 - BREAK ROOM



16 - RESTROOM



17 - ATTIC FURNACE SPACE



18 - DOMESTIC WATER HEATER

Photographic Overview



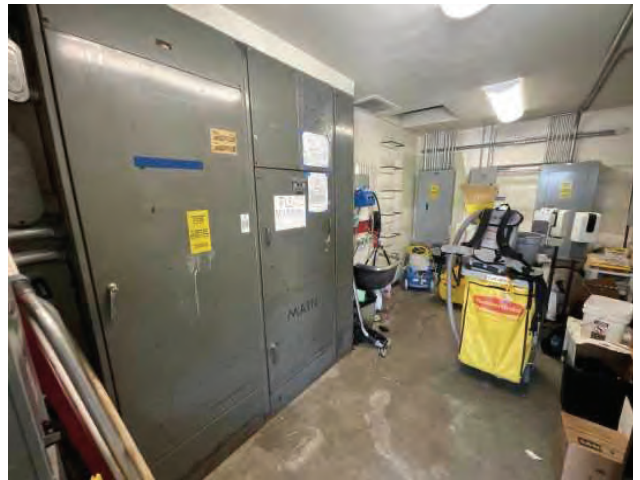
19 - COOLING MAIN COMPONENTS



20 - PACKAGE UNITS



21 - SECONDARY ELECTRICAL



22 - MAIN ELECTRICAL EQUIPMENT



23 - FIRE ALARM PANEL



24 - FIRE RISER

Photographic Overview



25 - BACKFLOW PREVENTER



26 - PRIMARY PARKING



27 - SECONDARY PARKING



28 - FURNISHINGS



29 - BASKETBALL COURT



30 - VEHICLE GATE

Appendix B:

Site Plan



Site Plan



**BUREAU
VERITAS**

Project Number

158764.22R000-004.017

Source

Google Earth

Project Name

Arellanes Junior High

On-Site Date

January 26, 2023



Appendix C:

Pre-Survey Questionnaire



BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Arellanes Junior High

Name of person completing form: Genevieve Beard

Title / Association w/ property: Principal

Length of time associated w/ property: 7

Date Completed: 1/26/2023

Phone Number: 8053616825


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 1993	Renovated	
2	Building size in SF	35,000	SF	
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	Paint throughout the whole school in summer 2017		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Gym and computer room (9) in building 030 are getting new roofs in the future, possibly next summer 2023. Another shade structure too in summer.		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	HVAC controls are unreliable. Electricians say the electrical system is crossed and has issues.		

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 030 room 9 has leaked really bad. A lot of water damage. Gum roof has leaked on occasion.
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?	X				Building 900 has had mold according to one of the teachers in the building.
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?					Building 010 does not have AC and heating system often goes out. Building 040 does not have AC in one of the
14	Is the electrical service outdated, undersized, or problematic?	X				Building. 030 has had a problematic electric system. Cross wires, etc.
15	Are there any problems or inadequacies with exterior lighting?	X				Basketball hoop and playground area near the portables are lacking lighting.
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				Powdered coating is coming off benches and exposing rusted metal surface.
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				One of the portables is leased out to the Santa Barbara County Education office. (Room 31)



Signature of Assessor



Signature of POC

Appendix D: Accessibility Review and Photos



Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Arellanes Junior High

BV Project Number: 158764.22R000 - 004.017

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



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



LOBBY LOOKING AT CABS (WITH DOORS OPEN)



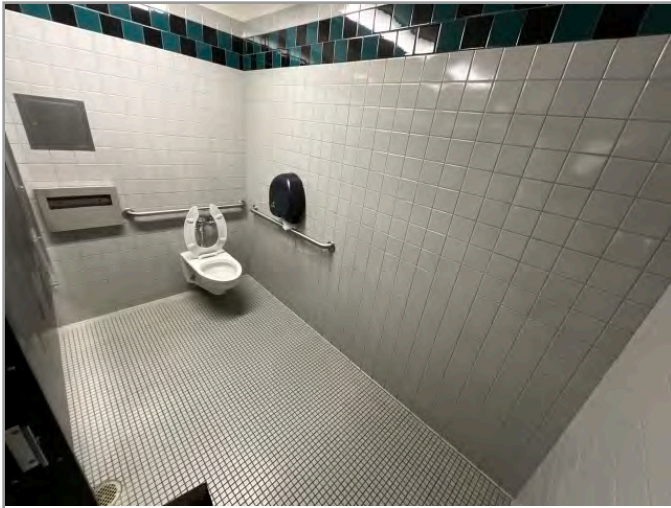
IN-CAB CONTROLS

	Question	Yes	No	NA	Comments
1	Are hallway call buttons configured with the "UP" button above the "DOWN" button?	X			
2	Is accessible floor identification signage present on the hoistway sidewalls on each level ?	X			
3	Do the elevators have audible and visual arrival indicators at the lobby and hallway entrances?		X		
4	Do the elevator hoistway and car interior appear to have a minimum compliant clear floor area ?	X			
5	Do the elevator car doors have automatic re-opening devices to prevent closure on obstructions?	X			
6	Do elevator car control buttons appear to be mounted at a compliant height ?	X			

7	Are tactile and Braille characters mounted to the left of each elevator car control button ?	X			
8	Are audible and visual floor position indicators provided in the elevator car?	X			
9	Is the emergency call system on or adjacent to the control panel and does it not require voice communication ?	X			

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 ?		✘		Piping is not covered.
5	Are grab bars provided at compliant locations around the toilet ?	✘			
6	Do toilet stall doors appear to provide the minimum compliant clear width ?	✘			

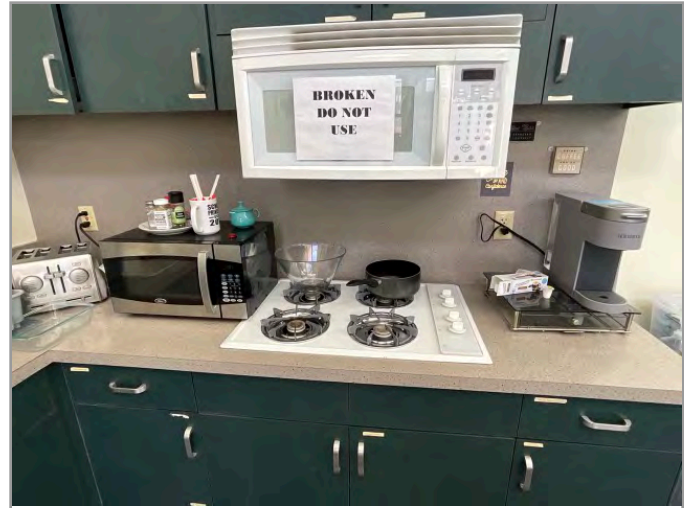
7	Do toilet stalls appear to provide the minimum compliant clear floor area ?	X			
8	Where more than one urinal is present in a multi-user restroom, does minimum one urinal appear to be mounted at a compliant height and with compliant approach width ?	X			
9	Do accessories and mirrors appear to be mounted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

Playgrounds & Swimming Pools section not applicable at this site.

Appendix E:

Component Condition Report



Component Condition Report | Arellanes Junior High / Building 1000

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Building exterior	Fair	Stairs, Metal, Exterior, Refinish	600 SF	5	5258550
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	8,000 SF	5	5258551
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, up to 15 SF	4	15	5258538
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, up to 15 SF	4	15	5258546
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	26	15	5258556
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	14	25	5258564
Roofing						
B3010	Roof	Fair	Roofing, Metal	10,000 SF	25	5258535
Interiors						
C1030	Throughout building	Fair	Interior Door, Steel, Standard	19	25	5258555
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	13,000 SF	12	5258542
C2010	Restrooms	Good	Wall Finishes, any surface, Prep & Paint	600 SF	7	5258560
C2010	Throughout building	Fair	Wall Finishes, Wallpaper	23,000 SF	8	5258553
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	1,600 SF	25	5258563
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	13,000 SF	6	5258539
C2030	Restrooms	Fair	Flooring, Ceramic Tile	1,000 SF	25	5258558
C2050	Throughout building	Good	Ceiling Finishes, any flat surface, Prep & Paint	1,000 SF	7	5258561
Conveying						
D1010	Building exterior	Fair	Passenger Elevator, Hydraulic, 2 Floors, Renovate	1	12	5258554
Plumbing						
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	2	5	5258540
D2010	Throughout building	Fair	Water Heater, Electric, Instant Hot	2	5	5258534
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	9	15	5258545
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	4	15	5258536
D2010	Throughout building	Fair	Sink/Lavatory, Service Sink, Floor	1	20	5258548
D2010	Restrooms	Good	Toilet, Commercial Water Closet	15	20	5258562
D2010	Restrooms	Good	Urinal, Standard	6	20	5258565
HVAC						
D3030	Computer Room	Fair	Split System, Condensing Unit/Heat Pump	4	3	5258537
D3030	Throughout building	Fair	Split System, Fan Coil Unit, DX	8	5	5258541
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	8	3	5258549
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	14,000 SF	15	5261527
D3060	Hydraulic elevator room	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	10	5258557
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	14,000 SF	20	5258544

Component Condition Report | Arellanes Junior High / Building 1000

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Electrical						
D5020	Throughout building	Fair	Distribution Panel, 120/240 V, Residential Style	2	15	5258552
D5020	Throughout building	Fair	Distribution Panel, 120/208 V	1	15	5258547
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	14,000 SF	20	5258559
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	1	10	5258533
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	14,000 SF	12	5258543
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	14,000 SF	10	5258566

Component Condition Report | Arellanes Junior High / Building 010

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	4,000 SF	5	5257988
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	116	15	5257996
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	22	26	5257985
Roofing						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	14,000 SF	10	5257989
Interiors						
C1010	Site	Fair	Interior Wall, Brick	2,000 SF	20	5257999
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	13	25	5257992
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	8,000 SF	12	5257994
C2010	Throughout building	Good	Wall Finishes, Wallpaper	12,500 SF	10	5257993
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	1,200 SF	25	5257987
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	500 SF	6	5257983
C2030	Restrooms	Fair	Flooring, Ceramic Tile	500 SF	25	5258002
C2030	Throughout building	Good	Flooring, Vinyl Tile (VCT)	500 SF	10	5257995
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	8,000 SF	6	5257984
C2050	Throughout building	Good	Ceiling Finishes, any flat surface, Prep & Paint	1,000 SF	7	5258004
Plumbing						
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	11	15	5257998
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	8	15	5257982
D2010	Throughout building	Fair	Water Heater, Electric, Residential	1	5	5257997
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	15	5258005
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	9	15	5257990
D2010	Restrooms	Good	Urinal, Standard	4	20	5257986
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	2	5	5258008
HVAC						
D3020	Attic space	Fair	Furnace, Gas	8	6	5257981

Component Condition Report | Arellanes Junior High / Building 010

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	9,000 SF	15	5257980
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper	20	10	5258006
Electrical						
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	2	10	5258007
D5020	Electrical room	Fair	Switchboard, 120/208 V	1	10	5258009
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	9,000 SF	20	5258001
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	9,000 SF	10	5258000
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	14	9	5257991
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	9,000 SF	10	5258003

Component Condition Report | Arellanes Junior High / Building 030

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	10,500 SF	5	5258059
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 28-40 SF	20	15	5258063
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	14	25	5258029
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	4	15	5258034
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	3,600 SF	7	5258025
B3010	Roof	Fair	Roofing, Metal	10,200 SF	20	5258039
B3010	Roof	Failed	Roofing, Modified Bitumen	1,200 SF	0	5258062
B3060	Roof	Fair	Roof Skylight, per unit, up to 20 SF	4	15	5258067
Interiors						
C1010	Stage Area	Fair	Interior Wall, Movable Partitions, Fabric 8 to 10' Height	50 LF	12	5258019
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	19	25	5258048
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	12,500 SF	15	5258023
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	1,300 SF	25	5258049
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	500 SF	6	5258010
C2010	Throughout building	Fair	Wall Finishes, Wallpaper	22,000 SF	5	5258044
C2030	Utility closet	Fair	Flooring, Vinyl Sheeting	700 SF	3	5258012
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	7,000 SF	4	5258013
C2030	Restrooms	Fair	Flooring, Ceramic Tile	800 SF	25	5258051
C2030	Throughout building	Good	Flooring, Vinyl Tile (VCT)	5,700 SF	10	5258036
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,000 SF	6	5258018
Conveying						
D1010	Stage Area	Fair	Vertical Lift, Wheelchair, 5' Rise, Renovate	1	8	5258037
Plumbing						

Component Condition Report | Arellanes Junior High / Building 030

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Kitchen	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	1	15	5258035
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	9	15	5258040
D2010	Utility closet	Excellent	Water Heater, Gas, Commercial (125 MBH)	1	18	5258028
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	15	5258046
D2010	Restrooms	Fair	Urinal, Standard	4	15	5258027
D2010	Lobby	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	5	5258030
D2010	Utility closet	Fair	Water Heater, Electric, Residential	1	3	5258064
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	9	15	5258069
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	8	15	5258054
D2010	Throughout building	Fair	Sink/Lavatory, Service Sink, Floor	2	10	5258041
D2010	Restrooms	Fair	Toilet, Child-Sized	4	18	5258038
D2020	Building exterior	Fair	Supplemental Components, Drains, Floor	1	20	5258042
HVAC						
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	3	5258031
D3030	Computer Room	Fair	Split System, Fan Coil Unit, DX, 1 to 1.5 TON	1	4	5258061
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	3	5258047
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	3	5258060
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	2	3	5258017
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	2	3	5258052
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	3	5258014
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	3	5258024
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper	4	8	5258066
Fire Protection						
D4010	Throughout building	Fair	Supplemental Components, Fire Riser, Wet	1	15	5258022
D4010	Throughout building	Fair	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Renovate	13,500 SF	20	5258055
D4010	Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	12 LF	10	5258015
Electrical						
D5020	Electrical room	Fair	Switchboard, 120/208 V	1	15	5258032
D5020	Throughout building	Fair	Distribution Panel, 120/208 V	4	15	5258056
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	13,500 SF	20	5258033
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	1	10	5258045
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	13,500 SF	12	5258065
Fire Alarm & Electronic Systems						
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	13,500 SF	8	5258057
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	13,500 SF	12	5258043
D7050	Electrical room	Fair	Fire Alarm Panel, Multiplex	1	8	5258021
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	4	5	5258070

Component Condition Report | Arellanes Junior High / Building 030

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	10	5258058
E1030	Kitchen	Good	Foodservice Equipment, Tilting Skillet	1	15	5258050
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	5	5258026
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	10	5258016
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	5	5	5258020
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	1	5	5258068
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	1	5	5258053
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	4	5258011

Component Condition Report | Arellanes Junior High / Building 040

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	2,500 SF	5	5258463
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 28-40 SF	10	10	5258461
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	5	25	5258452
Roofing						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	3,600 SF	10	5258459
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	4	25	5258470
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	3,000 SF	12	5258456
C2010	Throughout building	Good	Wall Finishes, Wallpaper	3,400 SF	10	5258454
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	2,000 SF	6	5258450
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	2,500 SF	4	5258460
C2030	Throughout building	Poor	Flooring, Vinyl Tile (VCT)	100 SF	2	5258449
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	100 SF	6	5258451
Plumbing						
D2010	Kitchen	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	1	10	5258458
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	7	15	5258468
D2010	Utility closet	Fair	Water Heater, Electric, Residential	1	4	5258462
HVAC						
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	1	3	5258467
D3030	Ceiling	Fair	Split System, Fan Coil Unit, DX	1	5	5258464
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper	3	5	5258455
Electrical						
D5020	Throughout building	Fair	Distribution Panel, 120/208 V	1	15	5258469
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	3,000 SF	20	5258457
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	3,000 SF	12	5258453
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	1	10	5258465

Component Condition Report | Arellanes Junior High / Building 040

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	3,000 SF	10	5258466

Component Condition Report | Arellanes Junior High / Building 100

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	10,500 SF	5	5258489
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	12	25	5258502
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	7,400 SF	10	5258491
B3010	Roof	Fair	Roofing, Metal	1,600 SF	20	5258497
B3060	Roof	Fair	Roof Skylight, per unit, up to 20 SF	12	15	5258503
Interiors						
C1030	Throughout building	Fair	Interior Door, Steel, Standard	4	25	5258496
C2010	Throughout building	Fair	Wall Finishes, Ceramic Tile	500 SF	20	5258483
C2010	Throughout building	Good	Wall Finishes, any surface, Prep & Paint	13,000 SF	7	5258484
C2030	Storage closet	Poor	Flooring, Vinyl Tile (VCT)	400 SF	2	5258494
C2030	Throughout building	Fair	Flooring, Laminate Faux Wood	7,000 SF	6	5258485
C2030	Restrooms	Fair	Flooring, Ceramic Tile	300 SF	20	5258488
C2050	Throughout building	Fair	Ceiling Finishes, Metal	6,600 SF	30	5258492
C2050	Throughout building	Good	Ceiling Finishes, any flat surface, Prep & Paint	800 SF	7	5258493
Plumbing						
D2010	Restrooms	Good	Urinal, Standard	3	20	5258487
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Floor	1	15	5258507
D2010	Restrooms	Good	Toilet, Commercial Water Closet	7	20	5258500
D2010	Throughout building	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	2	5	5258490
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	4	15	5258499
HVAC						
D3050	Throughout Building	Fair	HVAC System, Ductwork, Low Density	7,400 SF	10	5260924
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	6	3	5258504
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper	1	6	5258501
Electrical						
D5020	Throughout building	Good	Distribution Panel, 120/208 V	4	20	5258495
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	7,400 SF	20	5258506
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	14	10	5258486
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	7,400 SF	12	5258505
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	7,400 SF	12	5258498

Component Condition Report | Arellanes Junior High / Building 140

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	1,300 SF	5	5258480
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 28-40 SF	2	15	5258477
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	1	25	5258473
Interiors						
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,000 SF	5	5258482
C2010	Throughout building	Fair	Wall Finishes, Wallpaper	1,300 SF	5	5258479
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	1,000 SF	5	5258476
HVAC						
D3030	Roof	Fair	Heat Pump, Packaged & Wall-Mounted	1	10	5258481
Electrical						
D5020	Throughout building	Fair	Distribution Panel, 120/240 V, Residential Style	4	15	5258478
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	1,000 SF	20	5258474
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	1	10	5258475
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	1,000 SF	10	5258471
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	1,000 SF	10	5258472

Component Condition Report | Arellanes Junior High / Building 900

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	2,600 SF	5	5258519
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, up to 15 SF	11	15	5258530
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 28-40 SF	2	15	5258527
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	4	15	5258525
Roofing						
B3010	Roof	Fair	Roofing, Metal	5,000 SF	20	5258529
Interiors						
C1030	Throughout building	Fair	Interior Door, Steel, w/ Extensive Glazing	4	25	5258531
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	4	25	5258509
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	3,350 SF	15	5258526
C2010	Throughout building	Fair	Wall Finishes, Wallpaper	6,000 SF	8	5258523
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	3,500 SF	5	5258510
C2050	Throughout building	Good	Ceiling Finishes, any flat surface, Prep & Paint	150 SF	7	5258517
Plumbing						
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	8	15	5258532
D2010	Throughout building	Fair	Water Heater, Electric, Instant Hot	1	8	5258528
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Very Low Density (excludes fixtures)	3,500 SF	25	5258521

Component Condition Report | Arellanes Junior High / Building 900

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
HVAC						
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	2	3	5258511
D3030	Computer Room	Fair	Split System, Condensing Unit/Heat Pump	1	3	5258522
D3030	Throughout building	Fair	Split System, Fan Coil Unit, DX	2	3	5258514
Electrical						
D5020	Throughout building	Fair	Distribution Panel, 120/208 V	4	15	5258515
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	3,500 SF	25	5258520
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	1	10	5258513
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	3,500 SF	10	5258524
Fire Alarm & Electronic Systems						
D7030	Throughout building	Good	Security/Surveillance System, Full System Upgrade, Average Density	3,500 SF	10	5258516
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	3,500 SF	10	5258518
D7050	Throughout building	Fair	Fire Alarm Panel, Multiplex	1	5	5258512

Component Condition Report | Arellanes Junior High / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Throughout building	Fair	Backflow Preventer, Domestic Water	1	15	5258574
D2010	Site	Poor	Drinking Fountain, Exterior/Site, Precast Pedestal	1	2	5258573
Fire Protection						
D4010	Site	Fair	Backflow Preventer, Fire Suppression	1	15	5258583
D4010	Site	Fair	Backflow Preventer, Fire Suppression	2	15	5258569
Special Construction & Demo						
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard	2,400 SF	15	5258584
F1020	Site	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	4,000 SF	20	5258696
Pedestrian Plazas & Walkways						
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Seal & Stripe	28,000 SF	1	5258578
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Mill & Overlay	28,000 SF	2	5258579
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	50,000 SF	25	5258567
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	8	5	5258570
G2050	Site	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	35,000 SF	5	5258576
G2050	Site	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	35,000 SF	2	5258582
Sitework						
G2060	Site	Poor	Park Bench, Metal Powder-Coated	10	0	5258585
G2060	Site	Fair	Dumpster Pad, Concrete, Replace/Install	650 SF	30	5258575
G2060	Site	Poor	Picnic Table, Metal Powder-Coated	15	0	5258568
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	500 LF	20	5258581

Component Condition Report | Arellanes Junior High / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Site	Fair	Flagpole, Metal	1	15	5258577
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 8'	1,300 LF	20	5258580
G4050	Site	Fair	Pole Light Fixture w/ Lamps, Concrete Base Only, Replace/Install	4	30	5258572
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	4	10	5258571

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			
C2010	Throughout building	5258044	Wall Finishes, Wallpaper, Replace		15	10	5	22000	SF	\$2.41	\$53,046						\$53,046															\$53,046	\$106,093			
C2010	Throughout building	5258010	Wall Finishes, any surface, Prep & Paint		10	4	6	500	SF	\$1.64	\$822							\$822														\$822	\$1,644			
C2030	Utility closet	5258012	Flooring, Vinyl Sheetting, Replace		15	12	3	700	SF	\$7.67	\$5,370				\$5,370																	\$5,370	\$10,741			
C2030	Throughout building	5258036	Flooring, Vinyl Tile (VCT), Replace		15	5	10	5700	SF	\$5.48	\$31,236											\$31,236											\$31,236	\$31,236		
C2030	Throughout building	5258013	Flooring, Carpet, Commercial Standard, Replace		10	6	4	7000	SF	\$8.22	\$57,540				\$57,540											\$57,540							\$57,540	\$115,080		
C2050	Throughout building	5258018	Ceiling Finishes, any flat surface, Prep & Paint		10	4	6	1000	SF	\$2.19	\$2,192							\$2,192														\$2,192	\$4,384			
D1010	Stage Area	5258037	Vertical Lift, Wheelchair, 5' Rise, Renovate		25	17	8	1	EA	\$18,632.00	\$18,632									\$18,632													\$18,632	\$18,632		
D2010	Utility closet	5258064	Water Heater, Electric, Residential, Replace		15	12	3	1	EA	\$986.40	\$986				\$986																	\$986	\$1,973			
D2010	Utility closet	5258028	Water Heater, Gas, Commercial (125 MBH), Replace		20	2	18	1	EA	\$13,590.40	\$13,590																					\$13,590	\$13,590			
D2010	Lobby	5258030	Drinking Fountain, Wall-Mounted, Single-Level, Replace		15	10	5	1	EA	\$1,315.20	\$1,315							\$1,315														\$1,315	\$2,630			
D2010	Throughout building	5258041	Sink/Lavatory, Service Sink, Floor, Replace		35	25	10	2	EA	\$876.80	\$1,754											\$1,754											\$1,754	\$1,754		
D2010	Kitchen	5258035	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace		30	15	15	1	EA	\$1,863.20	\$1,863																					\$1,863	\$1,863			
D2010	Restrooms	5258040	Toilet, Commercial Water Closet, Replace		30	15	15	9	EA	\$1,424.80	\$12,823																						\$12,823	\$12,823		
D2010	Kitchen	5258046	Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace		30	15	15	1	EA	\$2,301.60	\$2,302																						\$2,302	\$2,302		
D2010	Restrooms	5258027	Urinal, Standard, Replace		30	15	15	4	EA	\$1,205.60	\$4,822																						\$4,822	\$4,822		
D2010	Restrooms	5258069	Sink/Lavatory, Wall-Hung, Vitreous China, Replace		30	15	15	9	EA	\$1,644.00	\$14,796																						\$14,796	\$14,796		
D2010	Throughout building	5258054	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace		30	15	15	8	EA	\$1,205.60	\$9,645																						\$9,645	\$9,645		
D2010	Restrooms	5258038	Toilet, Child-Sized, Replace		30	12	18	4	EA	\$986.40	\$3,946																						\$3,946	\$3,946		
D2020	Building exterior	5258042	Supplemental Components, Drains, Floor, Replace		40	20	20	1	EA	\$486.62	\$487																						\$487	\$487		
D3030	Roof	5258031	Split System, Condensing Unit/Heat Pump, Replace		15	12	3	1	EA	\$2,520.80	\$2,521				\$2,521																		\$2,521	\$5,042		
D3030	Computer Room	5258061	Split System, Fan Coil Unit, DX, 1 to 1.5 TON, Replace		15	11	4	1	EA	\$2,301.60	\$2,302					\$2,302																	\$2,302	\$4,603		
D3050	Roof	5258047	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	17	3	1	EA	\$27,400.00	\$27,400				\$27,400																			\$27,400	\$27,400	
D3050	Roof	5258060	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	17	3	1	EA	\$8,220.00	\$8,220				\$8,220																			\$8,220	\$8,220	
D3050	Roof	5258017	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	17	3	2	EA	\$9,864.00	\$19,728				\$19,728																			\$19,728	\$19,728	
D3050	Roof	5258052	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	17	3	2	EA	\$12,056.00	\$24,112				\$24,112																			\$24,112	\$24,112	
D3050	Roof	5258014	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	17	3	1	EA	\$32,880.00	\$32,880				\$32,880																			\$32,880	\$32,880	
D3060	Roof	5258024	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace		20	17	3	1	EA	\$1,534.40	\$1,534				\$1,534																			\$1,534	\$1,534	
D3060	Roof	5258066	Exhaust Fan, Centrifugal, 12" Damper, Replace		25	17	8	4	EA	\$1,534.40	\$6,138												\$6,138												\$6,138	\$6,138
D4010	Throughout building	5258022	Supplemental Components, Fire Riser, Wet, Replace		40	25	15	1	EA	\$10,960.00	\$10,960																							\$10,960	\$10,960	
D4010	Throughout building	5258055	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Renovate		40	20	20	13500	SF	\$3.29	\$44,388																							\$44,388	\$44,388	
D4010	Kitchen	5258015	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace		20	10	10	12	LF	\$438.40	\$5,261												\$5,261											\$5,261	\$5,261	
D5020	Electrical room	5258032	Switchboard, 120/208 V, Replace		40	25	15	1	EA	\$54,800.00	\$54,800																							\$54,800	\$54,800	
D5020	Throughout building	5258056	Distribution Panel, 120/208 V, Replace		30	15	15	4	EA	\$6,576.00	\$26,304																							\$26,304	\$26,304	
D5030	Throughout building	5258033	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace		40	20	20	13500	SF	\$2.74	\$36,990																							\$36,990	\$36,990	
D5040	Building exterior	5258045	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace		20	10	10	1	EA	\$241.12	\$241																							\$241	\$241	
D5040	Throughout building	5258065	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace		20	8	12	13500	SF	\$5.48	\$73,980																							\$73,980	\$73,980	
D7030	Throughout building	5258057	Security/Surveillance System, Full System Upgrade, Average Density, Replace		15	7	8	13500	SF	\$2.19	\$29,592																							\$29,592	\$29,592	
D7050	Electrical room	5258021	Fire Alarm Panel, Multiplex, Replace		15	7	8	1	EA	\$4,384.00	\$4,384																							\$4,384	\$4,384	
D7050	Throughout building	5258043	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install		20	8	12	13500	SF	\$2.19	\$29,592																							\$29,592	\$29,592	
E1030	Kitchen	5258011	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace		15	11	4	1	EA	\$5,041.60	\$5,042				\$5,042																		\$5,042	\$10,083		
E1030	Kitchen	5258070	Foodservice Equipment, Convection Oven, Single, Replace		10	5	5	4	EA	\$6,137.60	\$24,550																							\$24,550	\$49,101	
E1030	Kitchen	5258026	Foodservice Equipment, Dairy Cooler/Wells, Replace		15	10	5	1	EA	\$3,945.60	\$3,946																							\$3,946	\$7,891	
E1030	Kitchen	5258020	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace		15	10	5	5	EA	\$1,863.20	\$9,316																							\$9,316	\$18,632	
E1030	Kitchen	5258068	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace		15	10	5	1	EA	\$5,041.60	\$5,042																							\$5,042	\$10,083	
E1030	Kitchen	5258053	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace		15	10	5	1	EA	\$5,041.60	\$5,042																							\$5,042	\$10,083	
E1030	Kitchen	5258058	Foodservice Equipment, Walk-In, Refrigerator, Replace		20	10	10	1	EA	\$16,440.00	\$16,440																							\$16,440	\$16,440	
E1030	Kitchen	5258016	Foodservice Equipment, Walk-In, Freezer, Replace		20	10	10</																													

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Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	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		
C1070	Throughout building	5258456	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	13	12	3000	SF	\$3.84	\$11,508												\$11,508										\$11,508		
C2010	Throughout building	5258454	Wall Finishes, Wallpaper, Replace	15	5	10	3400	SF	\$2.41	\$8,198											\$8,198											\$8,198		
C2010	Throughout building	5258450	Wall Finishes, any surface, Prep & Paint	10	4	6	2000	SF	\$1.64	\$3,288						\$3,288										\$3,288						\$3,288		
C2030	Throughout building	5258449	Flooring, Vinyl Tile (VCT), Replace	15	13	2	100	SF	\$5.48	\$548			\$548														\$548					\$548		
C2030	Throughout building	5258460	Flooring, Carpet, Commercial Standard, Replace	10	6	4	2500	SF	\$8.22	\$20,550					\$20,550								\$20,550									\$20,550		
C2050	Throughout building	5258451	Ceiling Finishes, any flat surface, Prep & Paint	10	4	6	100	SF	\$2.19	\$219							\$219									\$219						\$219		
D2010	Utility closet	5258462	Water Heater, Electric, Residential, Replace	15	11	4	1	EA	\$986.40	\$986					\$986														\$986			\$986		
D2010	Kitchen	5258458	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	20	10	1	EA	\$1,205.60	\$1,206											\$1,206											\$1,206		
D2010	Throughout building	5258468	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	15	15	7	EA	\$1,315.20	\$9,206															\$9,206							\$9,206		
D3030	Building exterior	5258467	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	\$4,384.00	\$4,384				\$4,384														\$4,384				\$4,384		
D3030	Ceiling	5258464	Split System, Fan Coil Unit, DX, Replace	15	10	5	1	EA	\$4,164.80	\$4,165						\$4,165													\$4,165			\$4,165		
D3060	Roof	5258455	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	20	5	3	EA	\$1,534.40	\$4,603						\$4,603																\$4,603		
D5020	Throughout building	5258469	Distribution Panel, 120/208 V, Replace	30	15	15	1	EA	\$2,192.00	\$2,192															\$2,192								\$2,192	
D5030	Throughout building	5258457	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	3000	SF	\$2.74	\$8,220																	\$8,220					\$8,220		
D5040	Building exterior	5258465	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	10	10	1	EA	\$241.12	\$241											\$241											\$241		
D5040	Throughout building	5258453	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	8	12	3000	SF	\$5.48	\$16,440												\$16,440										\$16,440		
D7050	Throughout building	5258466	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	10	10	3000	SF	\$2.19	\$6,576												\$6,576										\$6,576		
Totals, Unescalated											\$0	\$0	\$548	\$4,384	\$21,536	\$16,988	\$3,507	\$0	\$0	\$0	\$44,914	\$0	\$27,948	\$0	\$20,550	\$19,618	\$3,507	\$548	\$4,384	\$986	\$12,385			\$181,804
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$581	\$4,791	\$24,239	\$19,694	\$4,188	\$0	\$0	\$0	\$60,361	\$0	\$39,847	\$0	\$31,084	\$30,565	\$5,628	\$906	\$7,463	\$1,730	\$22,368			\$253,445

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Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	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	5258489	Exterior Walls, any painted surface, Prep & Paint	10	5	5	10500	SF	\$3.29	\$34,524						\$34,524										\$34,524						\$69,048		
B3010	Roof	5258497	Roofing, Metal, Replace	40	20	20	1600	SF	\$14.25	\$22,797																			\$22,797			\$22,797		
B3010	Roof	5258491	Roofing, Modified Bitumen, Replace	20	10	10	7400	SF	\$10.96	\$81,104												\$81,104										\$81,104		
B3060	Roof	5258503	Roof Skylight, per unit, up to 20 SF, Replace	30	15	15	12	EA	\$1,424.80	\$17,098															\$17,098							\$17,098		
C2010	Throughout building	5258483	Wall Finishes, Ceramic Tile, Replace	40	20	20	500	SF	\$19.73	\$9,864																			\$9,864			\$9,864		
C2010	Throughout building	5258484	Wall Finishes, any surface, Prep & Paint	10	3	7	13000	SF	\$1.64	\$21,372							\$21,372										\$21,372					\$21,372		
C2030	Restrooms	5258488	Flooring, Ceramic Tile, Replace	40	20	20	300	SF	\$19.73	\$5,918																			\$5,918			\$5,918		
C2030	Storage closet	5258494	Flooring, Vinyl Tile (VCT), Replace	15	13	2	400	SF	\$5.48	\$2,192			\$2,192														\$2,192				\$2,192			
C2030	Throughout building	5258485	Flooring, Laminate Faux Wood, Replace	15	9	6	7000	SF	\$7.67	\$53,704						\$53,704																\$53,704		
C2050	Throughout building	5258493	Ceiling Finishes, any flat surface, Prep & Paint	10	3	7	800	SF	\$2.19	\$1,754							\$1,754										\$1,754					\$1,754		
D2010	Throughout building	5258490	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	10	5	2	EA	\$1,644.00	\$3,288						\$3,288													\$3,288			\$3,288		
D2010	Utility closet	5258507	Sink/Lavatory, Service Sink, Floor, Replace	35	20	15	1	EA	\$876.80	\$877																\$877						\$877		
D2010	Restrooms	5258499	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	15	15	4	EA	\$1,644.00	\$6,576																\$6,576						\$6,576		
D2010	Restrooms	5258487	Urinal, Standard, Replace	30	10	20	3	EA	\$1,205.60	\$3,617																			\$3,617			\$3,617		
D2010	Restrooms	5258500	Toilet, Commercial Water Closet, Replace	30	10	20	7	EA	\$1,424.80	\$9,974																		\$9,974				\$9,974		
D3050	Roof	5258504	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	6	EA	\$9,864.00	\$59,184				\$59,184																		\$59,184		
D3050	Throughout Building	5260924	HVAC System, Ductwork, Low Density, Replace	30	20	10	7400	SF	\$2.19	\$16,221											\$16,221											\$16,221		
D3060	Roof	5258501	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	19	6	1	EA	\$1,534.40	\$1,534						\$1,534																\$1,534		
D5020	Throughout building	5258495	Distribution Panel, 120/208 V, Replace	30	10	20	4	EA	\$6,576.00	\$26,304																		\$26,304				\$26,304		
D5030	Throughout building	5258506	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	7400	SF	\$2.74	\$20,276																		\$20,276				\$20,276		
D5040	Building exterior	5258486	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	10	10	14	EA	\$241.12	\$3,376												\$3,376										\$3,376		
D5040	Throughout building	5258505	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	8	12	7400	SF	\$5.48	\$40,552												\$40,552										\$40,552		
D7050	Throughout building	5258498	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	8	12	7400	SF	\$2.19	\$16,221												\$16,221										\$16,221		
Totals, Unescalated											\$0	\$0	\$2,192	\$59,184	\$0	\$37,812	\$55,238	\$23,126	\$0	\$0	\$100,700	\$0	\$56,773	\$0	\$0	\$59,074	\$0	\$25,318	\$0	\$0	\$102,038			\$521,455
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$2,325	\$64,672	\$0	\$43,834	\$65,958	\$28,442	\$0	\$0	\$135,333	\$0	\$80,944	\$0	\$0	\$92,036	\$0	\$41,846	\$0	\$0	\$184,291			\$739,682

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Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	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
B1080	Building exterior	5258550	Stairs, Metal, Exterior, Refinish	10	5	5	600	SF	\$1.64	\$986						\$986											\$986					\$986
B2010	Building Exterior	5258551	Exterior Walls, any painted surface, Prep & Paint	10	5	5	8000	SF	\$3.29	\$26,304																						

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Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
C2010	Throughout building	5258553	Wall Finishes, Wallpaper, Replace	15	7	8	23000	SF	\$2.41	\$55,458									\$55,458												\$55,458	
C2010	Restrooms	5258560	Wall Finishes, any surface, Prep & Paint	10	3	7	600	SF	\$1.64	\$986								\$986													\$986	
C2030	Throughout building	5258539	Flooring, Carpet, Commercial Standard, Replace	10	4	6	13000	SF	\$8.22	\$106,860						\$106,860															\$106,860	
C2050	Throughout building	5258561	Ceiling Finishes, any flat surface, Prep & Paint	10	3	7	1000	SF	\$2.19	\$2,192							\$2,192														\$2,192	
D1010	Building exterior	5258554	Passenger Elevator, Hydraulic, 2 Floors, Renovate	30	18	12	1	EA	\$60,280.00	\$60,280													\$60,280								\$60,280	
D2010	Throughout building	5258534	Water Heater, Electric, Instant Hot, Replace	15	10	5	2	EA	\$548.00	\$1,096						\$1,096															\$1,096	
D2010	Building exterior	5258540	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	10	5	2	EA	\$1,644.00	\$3,288						\$3,288															\$3,288	
D2010	Restrooms	5258545	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	15	15	9	EA	\$1,644.00	\$14,796															\$14,796						\$14,796	
D2010	Throughout building	5258536	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	15	15	4	EA	\$1,315.20	\$5,261															\$5,261						\$5,261	
D2010	Throughout building	5258548	Sink/Lavatory, Service Sink, Floor, Replace	35	15	20	1	EA	\$876.80	\$877																					\$877	
D2010	Restrooms	5258562	Toilet, Commercial Water Closet, Replace	30	10	20	15	EA	\$1,424.80	\$21,372																					\$21,372	
D2010	Restrooms	5258565	Urinal, Standard, Replace	30	10	20	6	EA	\$1,205.60	\$7,234																					\$7,234	
D3030	Computer Room	5258537	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	4	EA	\$7,781.60	\$31,126				\$31,126																	\$31,126	
D3030	Roof	5258549	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	8	EA	\$5,699.20	\$45,594				\$45,594																	\$45,594	
D3030	Throughout building	5258541	Split System, Fan Coil Unit, DX, Replace	15	10	5	8	EA	\$5,041.60	\$40,333					\$40,333																\$40,333	
D3050	Throughout building	5261527	HVAC System, Ductwork, Medium Density, Replace	30	15	15	14000	SF	\$4.38	\$61,376															\$61,376						\$61,376	
D3060	Hydraulic elevator room	5258557	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	10	10	1	EA	\$1,315.20	\$1,315											\$1,315										\$1,315	
D4010	Throughout building	5258544	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	40	20	20	14000	SF	\$5.48	\$76,720																					\$76,720	
D5020	Throughout building	5258552	Distribution Panel, 120/240 V, Residential Style, Replace	30	15	15	2	EA	\$1,205.60	\$2,411																\$2,411					\$2,411	
D5020	Throughout building	5258547	Distribution Panel, 120/208 V, Replace	30	15	15	1	EA	\$6,576.00	\$6,576																\$6,576					\$6,576	
D5030	Throughout building	5258559	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	14000	SF	\$2.74	\$38,360																					\$38,360	
D5040	Building exterior	5258533	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	10	10	1	EA	\$241.12	\$241											\$241										\$241	
D5040	Throughout building	5258543	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	8	12	14000	SF	\$5.48	\$76,720													\$76,720								\$76,720	
D7050	Throughout building	5258566	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	10	10	14000	SF	\$2.19	\$30,688												\$30,688									\$30,688	
Totals, Unescalated											\$0	\$0	\$0	\$76,720	\$0	\$72,007	\$106,860	\$3,178	\$55,458	\$0	\$32,244	\$0	\$186,868	\$0	\$0	\$150,481	\$106,860	\$3,178	\$76,720	\$0	\$189,279	\$1,059,854
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$83,834	\$0	\$83,476	\$127,596	\$3,909	\$70,252	\$0	\$43,334	\$0	\$266,429	\$0	\$0	\$234,444	\$171,479	\$5,253	\$130,611	\$0	\$341,859	\$1,562,477

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Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	Building Exterior	5258480	Exterior Walls, any painted surface, Prep & Paint	10	5	5	1300	SF	\$3.29	\$4,274						\$4,274																\$4,274
B2020	Building Exterior	5258477	Window, Aluminum Double-Glazed, 28-40 SF, Replace	30	15	15	2	EA	\$1,370.00	\$2,740																\$2,740						\$2,740
C1070	Throughout building	5258482	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	20	5	1000	SF	\$3.84	\$3,836						\$3,836																\$3,836
C2010	Throughout building	5258479	Wall Finishes, Wallpaper, Replace	15	10	5	1300	SF	\$2.41	\$3,135						\$3,135																\$3,135
C2030	Throughout building	5258476	Flooring, Carpet, Commercial Standard, Replace	10	5	5	1000	SF	\$8.22	\$8,220						\$8,220										\$8,220						\$8,220
D3030	Roof	5258481	Heat Pump, Packaged & Wall-Mounted, Replace	20	10	10	1	EA	\$6,028.00	\$6,028												\$6,028										\$6,028
D5020	Throughout building	5258478	Distribution Panel, 120/240 V, Residential Style, Replace	30	15	15	4	EA	\$1,205.60	\$4,822																\$4,822						\$4,822
D5030	Throughout building	5258474	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	1000	SF	\$2.74	\$2,740																						\$2,740
D5040	Building exterior	5258475	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	10	10	1	EA	\$241.12	\$241												\$241										\$241
D5040	Throughout building	5258471	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	10	10	1000	SF	\$5.48	\$5,480																						\$5,480
D7050	Throughout building	5258472	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	10	10	1000	SF	\$2.19	\$2,192																						\$2,192
Totals, Unescalated											\$0	\$0	\$0	\$0	\$0	\$19,465	\$0	\$0	\$0	\$0	\$13,941	\$0	\$0	\$0	\$0	\$20,057	\$0	\$0	\$0	\$0	\$5,875	\$59,337
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$0	\$0	\$22,565	\$0	\$0	\$0	\$0	\$18,736	\$0	\$0	\$0	\$0	\$31,248	\$0	\$0	\$0	\$0	\$10,610	\$83,159

Arellanes Junior High / Building 900

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate	
B2010	Building Exterior	5258519	Exterior Walls, any painted surface, Prep & Paint	10	5	5	2600	SF	\$3.29	\$8,549						\$8,549																\$8,549	
B2020	Building Exterior	5258530	Window, Aluminum Double-Glazed, up to 15 SF, Replace	30	15	15	11	EA	\$712.40	\$7,836																\$7,836						\$7,836	
B2020	Building Exterior	5258527	Window, Aluminum Double-Glazed, 28-40 SF, Replace	30	15	15	2	EA	\$1,370.00	\$2,740																	\$2,740						\$2,740
B2050	Building Exterior	5258525	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	15	15	4	EA	\$1,424.80	\$5,699																						\$5,699	
B3010	Roof	5258529	Roofing, Metal, Replace	40	20	20	5000	SF	\$14.25	\$71,240																						\$71,240	
C1070	Throughout building	5258526	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	10	15	3350	SF	\$3.84	\$12,851																\$12,851						\$12,851	
C2010	Throughout building	5258523	Wall Finishes, Wallpaper, Replace	15	7	8	6000	SF	\$2.41	\$14,467																						\$14,467	
C2030	Throughout building	5258510	Flooring, Carpet, Commercial Standard, Replace	10	5	5	3500	SF	\$8.22	\$28,770						\$28,770																	

