

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

DLR Group

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

PREPARED BY:

*Bureau Veritas
10461 Mill Run Circle, Suite 1100
Owings Mills, Maryland 21117
800.733.0660
www.us.bureauveritas.com*

BV CONTACT:

*Gregg Young
Program Manager
800.733.0660
Gregg.Young@bureauveritas.com*

BV PROJECT #:

158764.22R000-005.017

DATE OF REPORT:

February 17, 2023

ON SITE DATE:

January 4, 2023



Battles Elementary
605 East Battles Road
Santa Maria, California 93454

Bureau Veritas

TABLE OF CONTENTS

- 1. Executive Summary 1**
 - Campus Overview and Assessment Details 1
 - Campus Findings and Deficiencies 2
 - Facility Condition Index (FCI) 3
 - Immediate Needs..... 5
 - Key Findings 5
 - Plan Types..... 9
- 2. Administration Building..... 10**
- 3. Buildings A, B, C, D, and K..... 12**
- 4. Restroom Buildings 1 and 2 14**
- 5. Site Summary..... 16**
- 6. Property Space Use and Observed Areas 17**
- 7. ADA Accessibility 18**
- 8. Purpose and Scope 19**
- 9. Opinions of Probable Costs 21**
 - Methodology 21
 - Definitions 21
- 10. Certification..... 23**
- 11. Appendices 24**



1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Elementary School
Number of Buildings	8 buildings and 12 portables
Main Address	605 East Battles Road, Santa Maria, California 93454
Site Developed	1987
Site Area	10.56 acres (estimated)
Parking Spaces	96 total spaces all in open lots; 6 of which are accessible
Outside Occupants / Leased Spaces	Resource Center - leased by outside parties
Date(s) of Visit	January 4, 2023
Management Point of Contact	DLR Group, Mr. Kevin Fleming 951.682.0470 kfleming@dlrgroup.com
On-site Point of Contact (POC)	Javier – 559.399.7698
Assessment and Report Prepared By	Bradley Fleming
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

Battles Elementary School was built in 1980, the school has not undergone any major renovations besides adding more portables over the years. The general use and occupants of the facility are administration, teachers, and students.

Architectural

The school's architecture and structure are from the original construction and looks to be in fair shape. There is wear and tear in wall paint, doors, and windows. The roof is also near end of useful life span for buildings A, B, K, and the Administration building. It was reported that the roofs for these buildings will soon be replaced.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The classroom buildings are heated and cooled by heat pumps while the administration building uses rooftop packaged units. There are also supplemental mini split systems.

The building's plumbing systems appear to be adequate for the facility. Electric and gas water heaters provide hot water for the facility. The electrical infrastructure is in fair condition. Interior lighting primarily consists of LED. The buildings are protected by a fire alarm system.

Site

Good lighting observed surrounding the building in the form of building mounted and pole mounted. Open parking lots serve the facility. Playgrounds are scheduled for upgrades.

The Portables look to be in fair shape with wear and tear in the windows doors and siding deterioration around the base of the buildings.

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
Battles Elementary / Administration Building (1980)	\$550	11,000	\$6,050,000	0.0%	2.8%	2.9%	10.6%
Battles Elementary / Buildings A, B, C, D, and K (1980)	\$550	19,300	\$10,615,000	0.0%	1.6%	2.3%	8.5%
Battles Elementary / Restroom Building 1 and 2 (1980)	\$550	1,100	\$605,000	0.0%	0.0%	0.0%	3.2%

Campus Level FCI:

The vertical bars below represent the year-by-year needs identified for the entire campus. The orange line in the graph below forecasts what would happen to the campus FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year (blue bars) are associated with the values along the right Y axis.

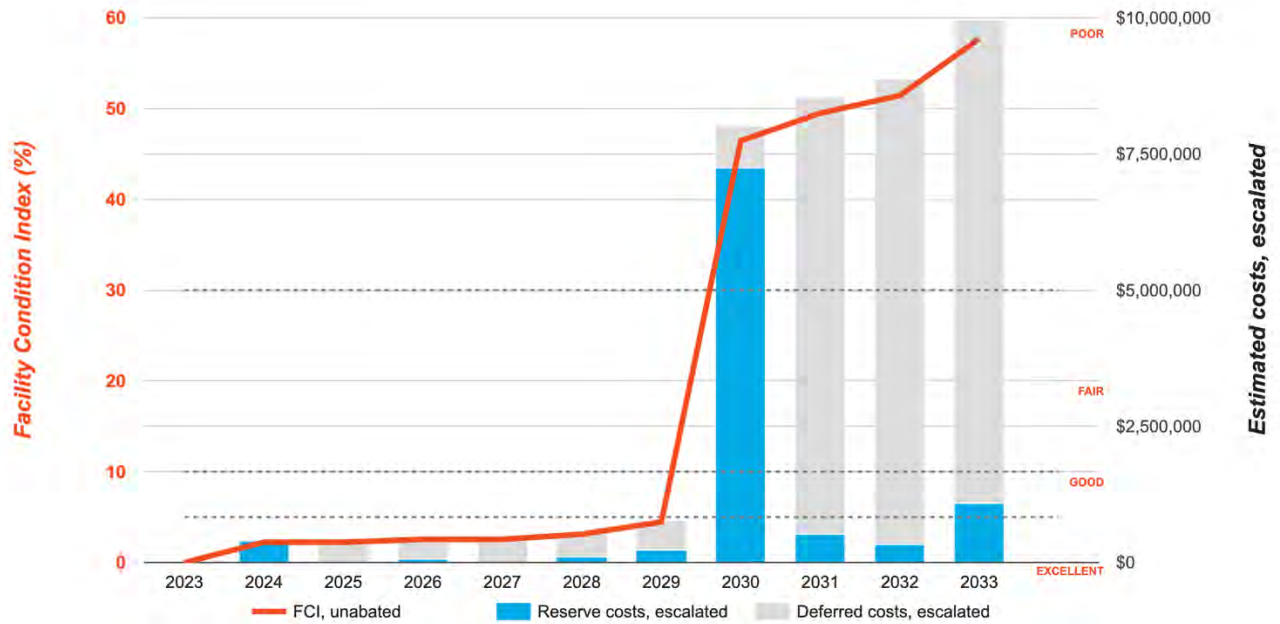
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Battles Elementary

Replacement Value: \$17,270,000

Inflation Rate: 3.0%

Average Needs per Year: \$905,600



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
Facade	-	\$141,218	-	\$210,897	\$402,748	\$754,863
Roofing	-	\$247,222	\$90,843	-	\$847,604	\$1,185,669
Interiors	-	-	-	\$934,158	\$1,388,016	\$2,322,174
Plumbing	-	-	\$1,143	\$13,773	\$992,137	\$1,007,053
HVAC	-	-	-	\$218,450	\$562,191	\$780,641
Fire Protection	-	-	-	-	\$66,575	\$66,575
Electrical	-	-	-	\$37,935	\$1,059,213	\$1,097,148
Fire Alarm & Electronic Systems	-	-	-	\$125,022	\$231,492	\$356,514
Equipment & Furnishings	-	-	-	\$524,628	\$132,452	\$657,080
Special Construction & Demo	-	-	-	\$6,705,789	\$937,580	\$7,643,369
Site Pavement	-	-	\$23,712	\$27,488	\$324,109	\$375,309
Site Development	-	-	\$35,358	\$623,083	\$338,298	\$996,739
Site Utilities	-	-	-	-	\$30,342	\$30,342
TOTALS (3% inflation)	-	\$388,500	\$151,100	\$9,421,300	\$7,312,800	\$17,273,700

Immediate Needs

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

Key Findings



Roofing in Poor condition.

Modified Bitumen
Buildings A, B, C, D, and K Battles Elementary
Roof Building A

Uniformat Code: B3010
Recommendation: **Replace in 2024**

Priority Score: **88.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$46,000

\$\$\$\$

Roof reported to be in poor shape - AssetCALC ID: 4851957





Roofing in Poor condition.

Modified Bitumen
Buildings A, B, C, D, and K Battles Elementary
Building B Roof

Uniformat Code: B3010
Recommendation: **Replace in 2024**

Priority Score: **88.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$46,000

\$\$\$\$

Roof reported to be in poor shape - AssetCALC ID: 4851943



Roofing in Poor condition.

Modified Bitumen
Administration Building Battles Elementary
Roof

Uniformat Code: B3010
Recommendation: **Replace in 2024**

Priority Score: **88.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$120,600

\$\$\$\$

Roof reported to be in poor shape - AssetCALC ID: 4852156



Roofing in Poor condition.

Modified Bitumen
Buildings A, B, C, D, and K Battles Elementary
Building K Roof

Uniformat Code: B3010
Recommendation: **Replace in 2024**

Priority Score: **88.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$27,400

\$\$\$\$

Roof reported to be in poor shape - AssetCALC ID: 4851992



Window in Poor condition.

Aluminum Double-Glazed, 16-25 SF
Site Battles Elementary Portables

Uniformat Code: B2020
Recommendation: **Replace in 2024**

Priority Score: **87.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$41,600

\$\$\$\$

Window film peeling, screens broken, frames in poor shape - AssetCALC ID: 4852101



Window in Poor condition.

Aluminum Double-Glazed, 28-40 SF
Buildings A, B, C, D, and K Battles Elementary
Building D Exterior

Uniformat Code: B2020
Recommendation: **Replace in 2024**

Priority Score: **87.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$8,200

\$\$\$\$

Window film peeling, screens broken, frames in poor shape - AssetCALC ID: 4851869



Window in Poor condition.

Aluminum Double-Glazed, 28-40 SF
Administration Building Battles Elementary
Building Exterior

Uniformat Code: B2020
Recommendation: **Replace in 2024**

Priority Score: **87.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$41,100

\$\$\$\$

Window film peeling, screens broken, frames in poor shape - AssetCALC ID: 4852177



Window in Poor condition.

Aluminum Double-Glazed, 28-40 SF
Buildings A, B, C, D, and K Battles Elementary
Building A Exterior

Uniformat Code: B2020
Recommendation: **Replace in 2024**

Priority Score: **87.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$8,200

\$\$\$\$

Window film peeling, screens broken, frames in poor shape - AssetCALC ID: 4851963



Window in Poor condition.

Aluminum Double-Glazed, 28-40 SF
Buildings A, B, C, D, and K Battles Elementary
Building K Exterior

Uniformat Code: B2020
Recommendation: **Replace in 2024**

Priority Score: **87.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$8,200

\$\$\$\$

Window film peeling, screens broken, frames in poor shape - AssetCALC ID: 4851993



Window in Poor condition.

Aluminum Double-Glazed, 16-25 SF
Site Battles Elementary Los Padres Center

Uniformat Code: B2020
Recommendation: **Replace in 2024**

Priority Score: **87.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$10,400

\$\$\$\$

Window film peeling, screens broken, frames in poor shape - AssetCALC ID: 4852079



Window in Poor condition.

Aluminum Double-Glazed, 28-40 SF
Buildings A, B, C, D, and K Battles Elementary
Building B Exterior

Uniformat Code: B2020
Recommendation: **Replace in 2024**

Priority Score: **87.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$8,200

\$\$\$\$

Window film peeling, screens broken, frames in poor shape - AssetCALC ID: 4851937



Window in Poor condition.

Aluminum Double-Glazed, 28-40 SF
Buildings A, B, C, D, and K Battles Elementary
Building C Exterior

Uniformat Code: B2020
Recommendation: **Replace in 2024**

Priority Score: **87.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$8,200

\$\$\$\$

Window film peeling, screens broken, frames in poor shape - AssetCALC ID: 4851916



Exterior Door in Poor condition.

Aluminum-Framed and Glazed, Standard
Swing
Site Battles Elementary Resource Center

Uniformat Code: B2050
Recommendation: **Replace in 2024**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,800

\$\$\$\$

The door won't shut, employees inside the building have constant trouble with it - AssetCALC ID: 4852084

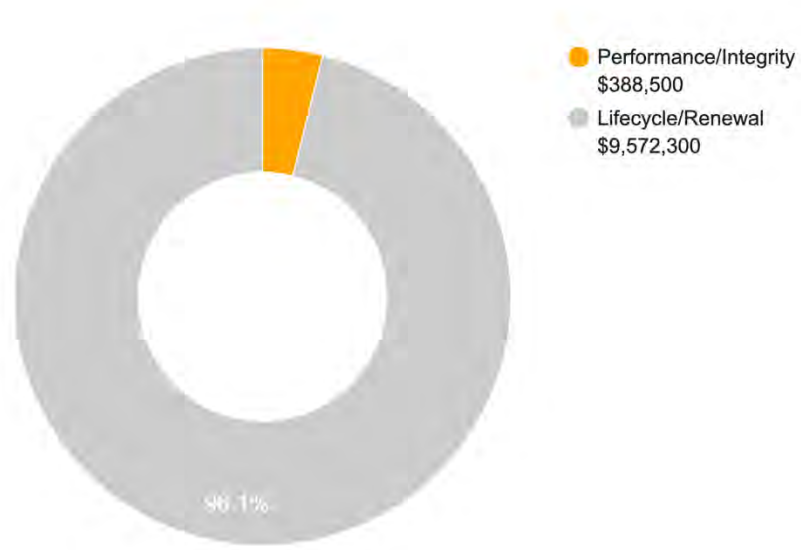
Plan Types

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: \$9,960,800



2. Administration Building



Administration Building: Systems Summary

Constructed/Renovated	1980	
Building/Group Size	11,000 SF	
Number of Stories	One story above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Fair
Façade	Primary Wall Finish: Stucco Secondary Wall Finish: Ceramic tile Windows: Aluminum	Fair
Roof	Flat construction with modified bituminous finish	Poor
Interiors	Walls: Painted gypsum board, ceramic tile Floors: Carpet, VCT, ceramic tile, quarry tile Ceilings: Suspended ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Gas and Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Administration Building: Systems Summary		
HVAC	Non-Central System: Packaged units Supplemental components: Ductless split-systems	Fair
Fire Suppression	Wet-pipe sprinkler system and kitchen hood system	Fair
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Roof reported to be in poor shape, Window film peeling, screens broken, frames in poor shape	

3. Buildings A, B, C, D, and K



Buildings A, B, C, D, and K: Systems Summary

Constructed/Renovated	1980	
Group Size	19,300 SF	
Number of Stories	One story above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Fair
Façade	Primary Wall Finish: Stucco Secondary Wall Finish: Ceramic tile Windows: Aluminum	Fair
Roof	Primary: Flat construction with modified bituminous finish Secondary: Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted gypsum board, ceramic tile Floors: Carpet, VCT, ceramic tile Ceilings: Suspended ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Gas and Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Buildings A, B, C, D, and K: Systems Summary		
HVAC	Non-Central System: Heat pumps Supplemental components: None	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: LED, linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Roof reported to be in poor shape. Window film peeling, screens broken, frames in poor shape	

4. Restroom Buildings 1 and 2



Restroom Buildings 1 and 2: Systems Summary

Constructed/Renovated	1980
Group Size	1,100 SF
Number of Stories	One story above grade
<i>System</i>	<i>Description</i> <i>Condition</i>
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system Fair
Façade	Primary Wall Finish: Stucco Secondary Wall Finish: Ceramic tile Windows: Aluminum Fair
Roof	Flat construction with TPO finish Fair
Interiors	Walls: Ceramic tile Floors: Ceramic tile Ceilings: Painted gypsum board Fair
Elevators	None --
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms Fair

Restroom Buildings 1 and 2: Systems Summary		
HVAC	Non-Central System: Heat pumps	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: LED, linear fluorescent Emergency Power: None	Fair
Fire Alarm	Fire alarm with strobe lights	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	None observed at time of assessment.	

5. Site Summary



Site Information

System	Description	Condition
Pavement/Flatwork	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Building-mounted and Property entrance signage; chain link and CMU wall fencing; CMU wall dumpster enclosures Playgrounds and sports fields and courts with fencing, and site lights 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	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED Building-mounted: LED	Fair
Ancillary Structures	Storage sheds and Prefabricated modular buildings	Fair
Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix D.	
Key Issues and Findings	None observed at time of assessment.	

6. 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

Areas of note that were either inaccessible or not observed for other reasons are listed here:

- All roofs except for the Administration building could not be accessed for observation.

7. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The campus was originally constructed in 1980. The campus has not since been substantially renovated.

During the interview process it was reported that there is ADA improvement upgrades scheduled in the near future.

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

8. 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.

9. 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 and 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.

10. Certification

The DLR Group (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Battles Elementary, 605 East Battles Road, 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: Bradley Fleming,
Project Manager

Reviewed by:



Al Diefert,
Technical Report Reviewer for
Gregg Young,
Program Manager
Gregg.Young@bureauveritas.com
800.733.0660

11. 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 - ADMINISTRATION BUILDING



2 - CLASSROOM BUILDING



3 - CLASSROOM BUILDING



4 - CLASSROOM BUILDING



5 - CLASSROOM BUILDING



6 - RESTROOM BUILDING



Photographic Overview



7 - ROOFING



8 - ROOFING



9 - ROOFING



10 - ROOFING



11 - ROOFING



12 - ROOFING



Photographic Overview



13 - COPY/FAX ROOM



14 - CAFETERIA



15 - KITCHEN



16 - RESTROOM



17 - CLASSROOM



18 - CLASSROOM



Photographic Overview



19 - LIBRARY



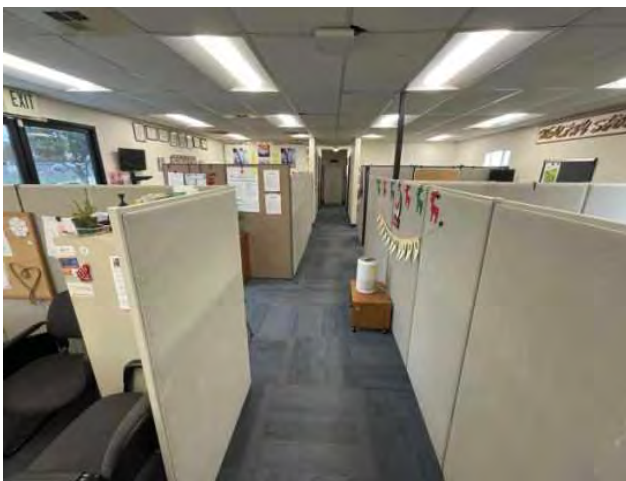
20 - CLASSROOM



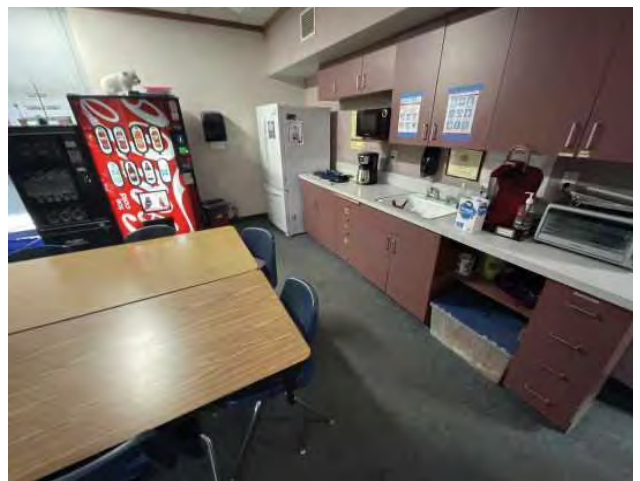
21 - RESTROOM



22 - FRONT OFFICE



23 - RESOURCE CENTER



24 - TEACHERS BREAKROOM



Photographic Overview



25 - SWITCHBOARD



26 - WATER HEATER



27 - PACKAGED UNIT



28 - HEAT PUMP



29 - FURNACE



30 - FIRE ALARM PANEL



Photographic Overview



31 - PORTABLES



32 - PORTABLES



33 - LOS PADRES CENTER



34 - RESOURCE CENTER



35 - STORAGE SHED



36 - STORAGE SHED



Photographic Overview



37 - BASKETBALL COURT



38 - COURTYARD



39 - PLAYGROUND



40 - SPORTS FIELD



41 - PARKING LOTS



42 - ACCESSIBILITY PARKING



Appendix B:

Site Plan



Site Plan



**BUREAU
VERITAS**

Project Number

158764.22R000-005.017

Source

Google

Project Name

Battles Elementary School

On-Site Date

January 4, 2023



Appendix C:

Pre-Survey Questionnaire



BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Battles Elementary

Name of person completing form: Javier

Title / Association w/ property: _____

Length of time associated w/ property: _____

Date Completed: 1/4/2023

Phone Number: 559-339-7698

Method of Completion: DURING - verbally completed during assessment

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 1980	Renovated 0	
2	Building size in SF	SF		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		Exterior painting upgrades in near future
		Roof		4 buildings have roofs in poor condition and to be upgraded soon
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		Ada improvements will be soon implemented
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Playgrounds will be replaced		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Termite infestation		

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

Question		Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?		X			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		X			
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?	X				Recently
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.			X		
20	ADA: Has building management reported any accessibility-based complaints or litigation?	X				
21	Are any areas of the property leased to outside occupants?		X			

Signature of Assessor

Signature of POC

Appendix D: Accessibility Review and Photos



Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Battles Elementary

BV Project Number: 158764.22r000 - 005.017

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 ?	X			
2	Does the required number of van-accessible designated spaces appear to be provided ?	X			
3	Are accessible spaces on the shortest accessible route to an accessible building entrance ?	X			
4	Does parking signage include the International Symbol of Accessibility ?	X			
5	Does each accessible space have an adjacent access aisle ?	X			
6	Do parking spaces and access aisles appear to be relatively level and without obstruction ?	X			

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE PATH



ACCESSIBLE PATH

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

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

Abbreviated Accessibility Checklist

Building Entrances



ACCESSIBLE ENTRANCE



ADDITIONAL ENTRANCE

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

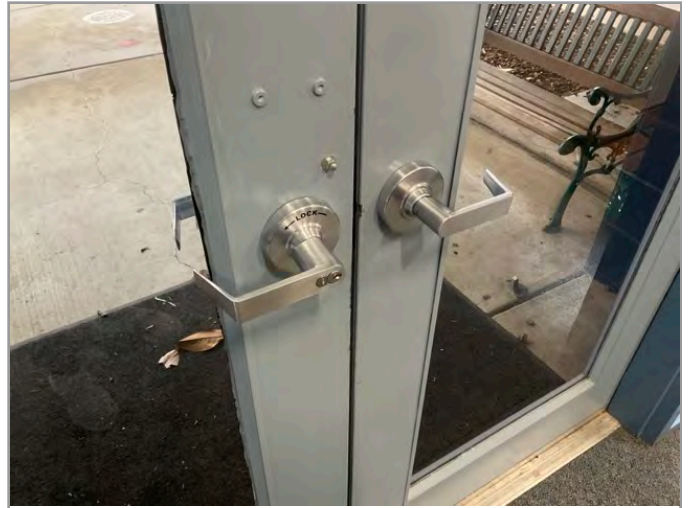
7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?	X			
8	Do thresholds at accessible entrances appear to have a compliant height ?	X			

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH



DOOR HARDWARE

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

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

Abbreviated Accessibility Checklist

Elevators

Elevators section not applicable at this site.

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

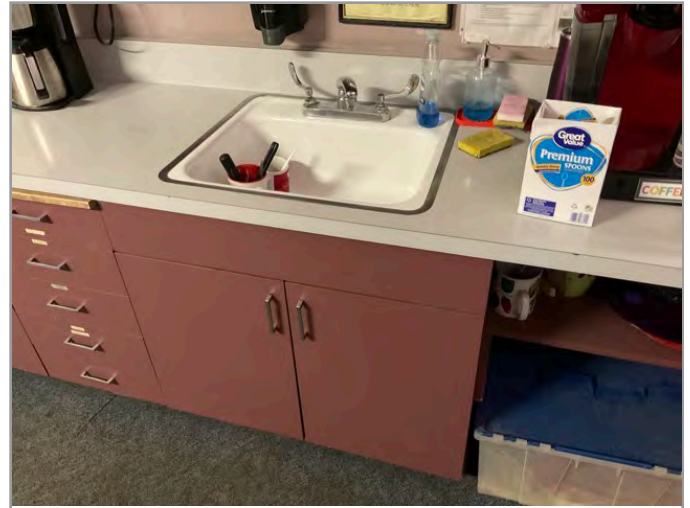
7	Do toilet stalls appear to provide the minimum compliant clear floor area ?	X			
8	Where more than one urinal is present in a multi-user restroom, does minimum one urinal appear to be mounted at a compliant height and with compliant approach width ?	X			
9	Do accessories and mirrors appear to be mounted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

Abbreviated Accessibility Checklist

Kitchens/Kitchenettes



KITCHEN OVERVIEW



KITCHEN ACCESSORIES

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) ?			X	
---	---	--	--	---	--

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools



ACCESSIBLE ROUTE TO PLAYGROUND



OVERVIEW OF PLAYGROUND

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

Appendix E:

Component Condition Report



Component Condition Report | Battles Elementary / Administration Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Good	Exterior Walls, any painted surface, Prep & Paint	8,000 SF	7	4852144
B2020	Building Exterior	Fair	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF	1	11	4852146
B2020	Building Exterior	Poor	Window, Aluminum Double-Glazed, 28-40 SF	30	1	4852177
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	2	16	4852159
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	16	18	4852134
Roofing						
B3010	Roof	Poor	Roofing, Modified Bitumen	11,000 SF	1	4852156
B3020	Roof	Fair	Roof Appurtenances, Roof Access Ladder, Steel	30 LF	15	4852155
B3060	Roof	Fair	Roof Skylight, per unit, up to 20 SF	5	5	4852140
Interiors						
C1010	Cafeteria	Fair	Interior Wall, Movable Partitions, Fabric 8 to 10' Height	100 LF	13	4852133
C1030	Throughout building	Fair	Door Hardware, School, per Door	14	15	4852167
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	6	18	4852127
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	11,000 SF	14	4852179
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	4	12	4852166
C2010	Classrooms	Good	Wall Finishes, Fabric	1,000 SF	10	4852173
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	1,200 SF	18	4852153
C2010	Building exterior	Fair	Wall Finishes, Ceramic Tile	1,800 SF	18	4852158
C2010	Throughout building	Good	Wall Finishes, any surface, Prep & Paint	19,000 SF	7	4852157
C2030	Classrooms	Good	Flooring, Carpet, Commercial Standard	6,000 SF	7	4852135
C2030	Restrooms	Fair	Flooring, Ceramic Tile	1,000 SF	17	4852129
C2030	Kitchen	Fair	Flooring, Quarry Tile	800 SF	25	4852149
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	3,000 SF	9	4852164
Plumbing						
D2010	Utility closet	Fair	Water Heater, Electric, Residential, 30 to 52 GAL	1	5	4852165
D2010	Restrooms	Fair	Urinal, Standard	1	14	4852168
D2010	Restrooms	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	6	14	4852174
D2010	Throughout building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	6	4852151
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	6	14	4852145
D2010	Utility closet	Good	Water Heater, Gas, Residential	1	10	4852178
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	11,000 SF	18	4852137
D2010	Kitchen	Good	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	21	4852142
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Floor	2	19	4852180
D2010	Classrooms	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	1	16	4852138
D2030	Roof	Fair	Supplemental Components, Drains, Roof	12	14	4852175
HVAC						
D3030	Roof	Fair	Split System Ductless, Single Zone	1	9	4852143

Component Condition Report | Battles Elementary / Administration Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	2	8	4852171
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	11,000 SF	13	4852163
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	4	13	4852161
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	1	8	4852162
Fire Protection						
D4010	Utility closet	Fair	Supplemental Components, Fire Riser, Dry	1	17	4852147
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	11,000 SF	15	4852172
Electrical						
D5020	Electrical room	Fair	Switchboard, 120/208 V	1	19	4852130
D5030	Electrical room	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	11,000 SF	19	4852176
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	20	11	4852141
D5040	Throughout building	Good	Emergency & Exit Lighting, Exit Sign, LED	8	7	4852132
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	11,000 SF	11	4852136
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	11,000 SF	12	4852170
D7050	Throughout building	Fair	Fire Alarm Panel, Fully Addressable	1	9	4852126
D7050	Throughout building	Good	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	11,000 SF	13	4852131
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	9	4852152
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1	9	4852160
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 2-Door Reach-In	1	9	4852128
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 3 to 6 LF	1	9	4852125
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	9	4852150
E1030	Kitchen	Good	Foodservice Equipment, Convection Oven, Double	3	7	4852169
E1040	Throughout building	Good	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	8	4852148
E2010	Throughout building	Fair	Casework, Cabinetry Economy	500 LF	10	4852154
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	300 LF	8	4852139

Component Condition Report | Battles Elementary / Buildings A, B, C, D, and K

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building B Exterior	Good	Exterior Walls, any painted surface, Prep & Paint	2,600 SF	7	4851945
B2010	Building C Exterior	Good	Exterior Walls, any painted surface, Prep & Paint	2,600 SF	7	4851896
B2010	Building A Exterior	Good	Exterior Walls, any painted surface, Prep & Paint	4,200 SF	7	4851959
B2010	Building K Exterior	Good	Exterior Walls, any painted surface, Prep & Paint	2,000 SF	7	4851989
B2010	Building D Exterior	Good	Exterior Walls, any painted surface, Prep & Paint	2,600 SF	7	4851887
B2020	Building C Exterior	Poor	Window, Aluminum Double-Glazed, 28-40 SF	6	1	4851916
B2020	Building B Exterior	Poor	Window, Aluminum Double-Glazed, 28-40 SF	6	1	4851937
B2020	Building K Exterior	Poor	Window, Aluminum Double-Glazed, 28-40 SF	6	1	4851993

Component Condition Report | Battles Elementary / Buildings A, B, C, D, and K

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2020	Building A Exterior	Poor	Window, Aluminum Double-Glazed, 28-40 SF	6	1	4851963
B2020	Building D Exterior	Poor	Window, Aluminum Double-Glazed, 28-40 SF	6	1	4851869
B2050	Building B Exterior	Fair	Exterior Door, Wood, Solid-Core	8	12	4851936
B2050	Building D Exterior	Fair	Exterior Door, Wood, Solid-Core	8	15	4851878
B2050	Building K Exterior	Fair	Exterior Door, Wood, Solid-Core	6	12	4851994
B2050	Building C Exterior	Fair	Exterior Door, Wood, Solid-Core	8	12	4851920
B2050	Building A Exterior	Fair	Exterior Door, Wood, Solid-Core	8	12	4851958
Roofing						
B3010	Building K Roof	Poor	Roofing, Modified Bitumen	2,500 SF	1	4851992
B3010	Building D Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	4,200 SF	12	4851894
B3010	Building B Roof	Poor	Roofing, Modified Bitumen	4,200 SF	1	4851943
B3010	Roof Building A	Poor	Roofing, Modified Bitumen	4,200 SF	1	4851957
B3010	Building C Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	4,200 SF	12	4851898
B3060	Building K Roof	Fair	Roof Skylight, per unit, up to 20 SF	10	5	4851979
B3060	Building B Roof	Fair	Roof Skylight, per unit, up to 20 SF	10	5	4851938
B3060	Building D Roof	Fair	Roof Skylight, per unit, up to 20 SF	10	5	4851870
B3060	Roof Building A	Fair	Roof Skylight, per unit, up to 20 SF	10	5	4851951
B3060	Building C Roof	Fair	Roof Skylight, per unit, up to 20 SF	10	5	4851912
Interiors						
C1030	Throughout building A	Fair	Interior Door, Wood, Solid-Core	6	18	4851961
C1030	Throughout building A	Fair	Door Hardware, School, per Door	14	15	4851969
C1030	Throughout building K	Fair	Interior Door, Wood, Solid-Core	6	18	4851999
C1030	Throughout building D	Fair	Interior Door, Wood, Solid-Core	6	18	4851877
C1030	Throughout building K	Fair	Door Hardware, School, per Door	14	15	4851973
C1030	Throughout building B	Fair	Door Hardware, School, per Door	14	15	4851925
C1030	Throughout building C	Fair	Door Hardware, School, per Door	14	15	4851899
C1030	Throughout building C	Fair	Interior Door, Wood, Solid-Core	6	18	4851913
C1030	Throughout building D	Fair	Door Hardware, School, per Door	14	15	4851888
C1030	Throughout building B	Fair	Interior Door, Wood, Solid-Core	6	18	4851929
C1070	Throughout building K	Fair	Suspended Ceilings, Acoustical Tile (ACT)	2,500 SF	10	4851981
C1070	Throughout building A	Fair	Suspended Ceilings, Acoustical Tile (ACT)	4,200 SF	10	4851956
C1070	Throughout building D	Fair	Suspended Ceilings, Acoustical Tile (ACT)	4,200 SF	14	4851864
C1070	Throughout building C	Fair	Suspended Ceilings, Acoustical Tile (ACT)	4,200 SF	12	4851897
C1070	Throughout building B	Fair	Suspended Ceilings, Acoustical Tile (ACT)	4,200 SF	10	4851940
C1090	Building D Restrooms	Good	Toilet Partitions, Plastic/Laminate	6	13	4851884
C2010	Building D Classrooms	Fair	Wall Finishes, Fabric	4,000 SF	7	4851875
C2010	Building K exterior	Fair	Wall Finishes, Ceramic Tile	800 SF	18	4851985
C2010	Classrooms Building A	Fair	Wall Finishes, Fabric	4,000 SF	8	4851949
C2010	Building D Restrooms	Fair	Wall Finishes, Ceramic Tile	800 SF	18	4851868

Component Condition Report | Battles Elementary / Buildings A, B, C, D, and K

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2010	Throughout building C	Good	Wall Finishes, any surface, Prep & Paint	4,000 SF	7	4851911
C2010	Throughout building K	Good	Wall Finishes, any surface, Prep & Paint	2,500 SF	7	4851984
C2010	Building A exterior	Fair	Wall Finishes, Ceramic Tile	800 SF	18	4851955
C2010	Building D exterior	Fair	Wall Finishes, Ceramic Tile	600 SF	18	4851880
C2010	Building K Classrooms	Fair	Wall Finishes, Fabric	2,500 SF	8	4851996
C2010	Building B exterior	Fair	Wall Finishes, Ceramic Tile	800 SF	18	4851927
C2010	Throughout building B	Good	Wall Finishes, any surface, Prep & Paint	4,000 SF	7	4851944
C2010	Building C Classrooms	Fair	Wall Finishes, Fabric	4,000 SF	8	4851918
C2010	Building C exterior	Fair	Wall Finishes, Ceramic Tile	800 SF	18	4851909
C2010	Throughout building A	Good	Wall Finishes, any surface, Prep & Paint	4,000 SF	7	4851966
C2010	Building K Restrooms	Fair	Wall Finishes, Ceramic Tile	800 SF	18	4851986
C2010	Throughout building D	Good	Wall Finishes, any surface, Prep & Paint	4,000 SF	7	4851883
C2010	Building B Classrooms	Fair	Wall Finishes, Fabric	4,000 SF	8	4851926
C2030	Throughout building K	Fair	Flooring, Vinyl Tile (VCT)	600 SF	9	4851982
C2030	Throughout building C	Fair	Flooring, Vinyl Tile (VCT)	1,200 SF	7	4851903
C2030	Building C Classrooms	Good	Flooring, Carpet, Commercial Standard	3,000 SF	7	4851902
C2030	Building B Classrooms	Good	Flooring, Carpet, Commercial Standard	3,000 SF	7	4851928
C2030	Throughout building A	Fair	Flooring, Vinyl Tile (VCT)	800 SF	8	4851953
C2030	Building D Classrooms	Good	Flooring, Carpet, Commercial Standard	3,000 SF	7	4851891
C2030	Throughout building D	Fair	Flooring, Vinyl Tile (VCT)	800 SF	8	4851865
C2030	Classrooms Building A	Good	Flooring, Carpet, Commercial Standard	2,000 SF	7	4851967
C2030	Building K Classrooms	Good	Flooring, Carpet, Commercial Standard	1,500 SF	7	4851990
C2030	Throughout building B	Fair	Flooring, Vinyl Tile (VCT)	1,200 SF	8	4851934
C2030	Building K Restrooms	Fair	Flooring, Ceramic Tile	400 SF	18	4851991
C2030	Classrooms Building A	Fair	Flooring, Vinyl Sheeting	1,500 SF	7	4851948
C2030	Building D Restrooms	Fair	Flooring, Ceramic Tile	400 SF	18	4851879
Plumbing						
D2010	Throughout building B	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	4,200 SF	18	4851939
D2010	Building D exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	8	4851876
D2010	Throughout building K	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	2,500 SF	18	4852000
D2010	Throughout building D	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	4,200 SF	20	4851892
D2010	Building K Classrooms	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	4	15	4851976
D2010	Throughout building C	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	4,200 SF	18	4851917
D2010	Throughout building A	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	4,200 SF	18	4851964
D2010	Building D Classrooms	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	4	15	4851867
D2010	Building D Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	6	15	4851872
D2010	Building D Restrooms	Fair	Urinal, Standard	3	15	4851881
D2010	Building C Classrooms	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	4	15	4851904
D2010	Building D Restrooms	Fair	Toilet, Commercial Water Closet	6	15	4851895

Component Condition Report | Battles Elementary / Buildings A, B, C, D, and K

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Building K Restrooms	Fair	Toilet, Child-Sized	2	15	4851988
D2010	Building K Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	15	4851978
D2010	Building B Classrooms	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	4	15	4851923
D2010	Classrooms Building A	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	4	15	4851954
HVAC						
D3020	Building B Roof	Fair	Furnace, Gas	4	12	4851932
D3020	Building K Roof	Good	Furnace, Gas	4	14	4851972
D3020	Building D Roof	Fair	Furnace, Gas	4	12	4851893
D3020	Roof Building A	Fair	Furnace, Gas	4	12	4851946
D3020	Building C Roof	Fair	Furnace, Gas	4	12	4851915
D3050	Throughout building D	Fair	HVAC System, Ductwork, Medium Density	4,200 SF	15	4851866
D3050	Throughout building B	Fair	HVAC System, Ductwork, Medium Density	4,200 SF	15	4851935
D3050	Throughout building C	Fair	HVAC System, Ductwork, Medium Density	4,200 SF	15	4851908
D3050	Throughout building A	Fair	HVAC System, Ductwork, Medium Density	4,200 SF	15	4851952
D3050	Throughout building K	Fair	HVAC System, Ductwork, Medium Density	2,500 SF	15	4851977
Electrical						
D5020	Throughout building A	Fair	Distribution Panel, 120/208 V	1	12	4851971
D5020	Throughout building B	Fair	Distribution Panel, 120/208 V	1	15	4851931
D5020	Throughout building D	Fair	Distribution Panel, 120/208 V	1	15	4851873
D5020	Throughout building C	Fair	Distribution Panel, 120/208 V	1	15	4851906
D5020	Throughout building K	Fair	Distribution Panel, 120/208 V	1	16	4851980
D5030	Throughout building D	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	4,200 SF	18	4851874
D5030	Throughout building C	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	4,200 SF	18	4851907
D5030	Throughout building B	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	4,200 SF	18	4851941
D5030	Throughout building K	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	2,500 SF	17	4851998
D5030	Throughout building A	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	4,200 SF	18	4851965
D5040	Throughout building A	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	4,200 SF	12	4851962
D5040	Building K exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	6	11	4851974
D5040	Throughout building B	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	4,200 SF	12	4851924
D5040	Building C exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	6	12	4851901
D5040	Throughout building C	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	4,200 SF	10	4851910
D5040	Throughout building K	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	2,500 SF	14	4851975
D5040	Building D exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	6	10	4851890
D5040	Throughout building D	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	4,200 SF	12	4851889
D5040	Building B exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	6	10	4851930
D5040	Building A exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	6	10	4851960
Fire Alarm & Electronic Systems						
D6060	Throughout building A	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	4,200 SF	12	4851968
D6060	Throughout building D	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	4,200 SF	10	4851885

Component Condition Report | Battles Elementary / Buildings A, B, C, D, and K

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D6060	Throughout building K	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	2,500 SF	11	4851995
D6060	Throughout building B	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	4,200 SF	12	4851942
D6060	Throughout building C	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	4,200 SF	10	4851914
D7050	Throughout building A	Good	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	4,200 SF	14	4851950
D7050	Throughout building K	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	2,500 SF	11	4851997
D7050	Throughout building D	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	4,200 SF	10	4851871
D7050	Throughout building C	Good	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	4,200 SF	14	4851905
D7050	Throughout building B	Good	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	4,200 SF	14	4851922
Equipment & Furnishings						
E2010	Throughout building C	Fair	Casework, Cabinetry Economy	150 LF	10	4851900
E2010	Throughout building A	Fair	Casework, Cabinetry Economy	150 LF	10	4851970
E2010	Throughout building C	Fair	Casework, Countertop, Plastic Laminate	100 LF	9	4851919
E2010	Throughout building D	Fair	Casework, Countertop, Plastic Laminate	100 LF	9	4851886
E2010	Throughout building K	Fair	Casework, Cabinetry Economy	120 LF	10	4851983
E2010	Throughout building B	Fair	Casework, Countertop, Plastic Laminate	100 LF	8	4851921
E2010	Throughout building B	Fair	Casework, Cabinetry Economy	150 LF	10	4851933
E2010	Throughout building D	Fair	Casework, Cabinetry Economy	150 LF	10	4851882
E2010	Throughout building K	Fair	Casework, Countertop, Plastic Laminate	8 LF	7	4851987
E2010	Throughout building A	Fair	Casework, Countertop, Plastic Laminate	100 LF	9	4851947

Component Condition Report | Battles Elementary / Restroom Building 1 and 2

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Restrooms Building 1 Exterior	Good	Exterior Walls, any painted surface, Prep & Paint	1,000 SF	7	4852015
B2010	Restrooms Building 2 Exterior	Good	Exterior Walls, any painted surface, Prep & Paint	1,000 SF	7	4852022
B2050	Restrooms Building 1 Exterior	Fair	Exterior Door, Wood, Solid-Core	4	13	4852010
B2050	Restrooms Building 2 Exterior	Fair	Exterior Door, Wood, Solid-Core	4	12	4852035
Roofing						
B3010	Restrooms Building 1 Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	550 SF	12	4852001
B3010	Restrooms Building 2 Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	550 SF	12	4852033
B3060	Restrooms Building 2 Roof	Fair	Roof Skylight, per unit, up to 20 SF	2	14	4852037
B3060	Restrooms Building 1 Roof	Fair	Roof Skylight, per unit, up to 20 SF	2	15	4852014
Interiors						
C1030	Restrooms Building 2 exterior	Fair	Door Hardware, School, per Door	4	14	4852021
C1030	Restrooms Building 1 exterior	Fair	Door Hardware, School, per Door	4	15	4852002
C1090	Restrooms Building 2	Good	Toilet Partitions, Plastic/Laminate	6	13	4852029
C1090	Restrooms Building 1	Good	Toilet Partitions, Plastic/Laminate	6	13	4852012
C2010	Restrooms Building 2	Fair	Wall Finishes, Ceramic Tile	2,000 SF	18	4852031
C2010	Restrooms Building 1	Fair	Wall Finishes, Ceramic Tile	2,000 SF	18	4852017

Component Condition Report | Battles Elementary / Restroom Building 1 and 2

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2010	Restrooms Building 1 exterior	Fair	Wall Finishes, Ceramic Tile	200 SF	18	4852018
C2010	Restrooms Building 2 exterior	Fair	Wall Finishes, Ceramic Tile	200 SF	18	4852034
C2030	Restrooms Building 1	Fair	Flooring, Ceramic Tile	550 SF	18	4852005
C2030	Restrooms Building 2	Fair	Flooring, Ceramic Tile	550 SF	18	4852020
C2050	Restrooms Building 2	Good	Ceiling Finishes, any flat surface, Prep & Paint	550 SF	7	4852028
C2050	Restrooms Building 1	Good	Ceiling Finishes, any flat surface, Prep & Paint	550 SF	7	4852006
Plumbing						
D2010	Restrooms Building 1	Fair	Toilet, Commercial Water Closet	6	14	4852016
D2010	Restrooms Building 2	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	6	14	4852024
D2010	Restrooms Building 1	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	6	14	4852011
D2010	Restrooms Building 2	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	550 SF	18	4852027
D2010	Restrooms Building 1	Fair	Urinal, Standard	3	14	4852003
D2010	Restrooms Building 2	Fair	Toilet, Commercial Water Closet	6	14	4852025
D2010	Restrooms Building 2 exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	2	8	4852036
D2010	Restrooms Building 1 exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	2	7	4852004
D2010	Restrooms Building 2	Fair	Urinal, Standard	3	14	4852032
D2010	Restrooms Building 1	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	550 SF	14	4852009
Electrical						
D5020	Restrooms Building 1	Fair	Distribution Panel, 120/208 V	1	16	4852007
D5020	Restrooms Building 2	Fair	Distribution Panel, 120/208 V	1	17	4852030
D5030	Restrooms Building 1	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	550 SF	16	4852008
D5030	Restrooms Building 2	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	550 SF	17	4852038
D5040	Restrooms Building 2	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	550 SF	11	4852026
D5040	Restrooms Building 1	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	550 SF	11	4852013
Fire Alarm & Electronic Systems						
D7050	Restrooms Building 2	Good	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	550 SF	13	4852023
D7050	Restrooms Building 1	Good	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	550 SF	13	4852019

Component Condition Report | Battles Elementary / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Los Padres Center	Fair	Exterior Walls, any painted surface, Prep & Paint	2,000 SF	6	4852048
B2010	Portables	Fair	Exterior Walls, any painted surface, Prep & Paint	27,000 SF	6	4852119
B2020	Los Padres Center	Poor	Window, Aluminum Double-Glazed, 16-25 SF	10	1	4852079
B2020	Portables	Poor	Window, Aluminum Double-Glazed, 16-25 SF	40	1	4852101
B2050	Los Padres Center	Fair	Exterior Door, Steel, Standard	4	14	4852077
B2050	Portables	Fair	Exterior Door, Steel, Standard	40	14	4852083
B2050	Resource Center	Poor	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	2	1	4852084
Roofing						

Component Condition Report | Battles Elementary / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B3010	Portables	Fair	Roofing, Metal	24,000 SF	14	4852059
B3010	Los Padres Center	Fair	Roofing, Metal	3,000 SF	14	4852078
Interiors						
C1030	Portables	Fair	Door Hardware, School, per Door	46	14	4852066
C1030	Portables	Fair	Interior Door, Wood, Solid-Core	6	14	4852090
C1070	Portables	Fair	Suspended Ceilings, Acoustical Tile (ACT)	24,000 SF	9	4852044
C1070	Resource Center	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,600 SF	15	4852116
C1070	Los Padres Center	Fair	Suspended Ceilings, Acoustical Tile (ACT)	3,000 SF	15	4852071
C2010	Los Padres Center	Fair	Wall Finishes, Fabric	3,600 SF	7	4852064
C2010	Resource Center	Good	Wall Finishes, any surface, Prep & Paint	2,500 SF	7	4852092
C2010	Portables	Fair	Wall Finishes, Fabric	29,000 SF	7	4852121
C2030	Portables	Fair	Flooring, Vinyl Sheeting	12,000 SF	7	4852093
C2030	Portables	Fair	Flooring, Carpet, Commercial Standard	12,000 SF	6	4852055
C2030	Resource Center	Good	Flooring, Carpet, Commercial Standard	1,600 SF	8	4852056
C2030	Los Padres Center	Fair	Flooring, Vinyl Sheeting	3,000 SF	9	4852106
Plumbing						
D2010	Los Padres Center	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	6,000 SF	16	4852104
D2010	Portables	Fair	Toilet, Commercial Water Closet	2	14	4852060
D2010	Portables	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	14	4852049
D2010	Los Padres Center	Fair	Toilet, Child-Sized	2	14	4852069
D2010	Los Padres Center	Fair	Sink/Lavatory, Service Sink, Floor	1	18	4852073
D2010	Los Padres Center	Fair	Toilet, Commercial Water Closet	1	14	4852107
D2010	Los Padres Center	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	3	17	4852088
D2010	Portables	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	14	4852117
D2010	Los Padres Center	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	3	17	4852067
HVAC						
D3030	Portables	Fair	Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON	20	8	4852047
D3050	Portables	Fair	HVAC System, Ductwork, Medium Density	24,000 SF	12	4852108
D3050	Los Padres Center	Fair	HVAC System, Ductwork, Medium Density	3,000 SF	12	4852074
Fire Protection						
D4010	Site	Fair	Backflow Preventer, Fire Suppression	2	13	4852103
Electrical						
D5020	Portables	Fair	Distribution Panel, 120/208 V	20	16	4852097
D5030	Portables	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	24,000 SF	16	4852120
D5040	Portables	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	60	11	4852111
D5040	Los Padres Center	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	10	11	4852054
D5040	Resource Center	Good	Emergency & Exit Lighting, Exit Sign, LED	1	8	4852081
D5040	Los Padres Center	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	3,000 SF	11	4852076
D5040	Resource Center	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	24,000 SF	11	4852050

Component Condition Report | Battles Elementary / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5040	Portables	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	24,000 SF	11	4852095
Fire Alarm & Electronic Systems						
D6060	Portables	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	30,000 SF	9	4852068
D7050	Portables	Good	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	24,000 SF	13	4852040
D7050	Los Padres Center	Good	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	3,000 SF	13	4852089
Equipment & Furnishings						
E1030	Los Padres Center	Good	Foodservice Equipment, Convection Oven, Double	1	7	4852063
E1040	Los Padres Center	Good	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	8	4852039
E2010	Los Padres Center	Fair	Casework, Cabinetry Economy	150 LF	10	4852094
E2010	Portables	Fair	Casework, Cabinetry Economy	30 LF	12	4852096
E2010	Los Padres Center	Fair	Casework, Countertop, Plastic Laminate	60 LF	8	4852082
E2010	Los Padres Center	Fair	Casework, Countertop, Solid Surface	30 LF	19	4852114
E2010	Portables	Good	Casework, Countertop, Plastic Laminate	15 LF	10	4852065
E2050	Resource Center	Good	Office Furniture & Cubicles, Budgetary Upgrade, Mid-Range	1,200 SF	7	4852043
Special Construction & Demo						
F1020	Site	Good	Ancillary Building, Wood-Framed or CMU, Basic/Minimal	200 SF	25	4852058
F1020	Site	Good	Ancillary Building, Wood-Framed or CMU, Basic/Minimal	100 SF	25	4852085
F1020	Site	Good	Ancillary Building, Wood-Framed or CMU, Basic/Minimal	150 SF	25	4852113
F1020	Portables	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	24,000 SF	7	4852087
F1020	Site	Good	Ancillary Building, Wood-Framed or CMU, Basic/Minimal	150 SF	25	4852091
F1020	Site	Good	Ancillary Building, Wood-Framed or CMU, Basic/Minimal	150 SF	25	4852118
F1020	Site	Good	Ancillary Building, Wood-Framed or CMU, Basic/Minimal	150 SF	25	4852098
F1020	Los Padres Center	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	3,000 SF	12	4852105
F1020	Site	Good	Ancillary Building, Wood-Framed or CMU, Basic/Minimal	150 SF	25	4852042
F1020	Resource Center	Fair	Ancillary Building, Classroom/Office Module, Basic/Portable	1,600 SF	10	4852123
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	44,000 SF	3	4852086
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	44,000 SF	14	4852061
Athletic, Recreational & Playfield Areas						
G2050	Site	Good	Playfield Surfaces, Artificial Play Turf	300 SF	12	4852102
G2050	Site	Fair	Sports Apparatus, Baseball, Batting Cage	3	5	4852070
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	10	8	4852100
G2050	Site	Fair	Play Structure, Multipurpose, Large	7	10	4852112
G2050	Site	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	55,000 SF	3	4852051
Sitework						
G2060	Site	Fair	Picnic Table, Precast Concrete	5	12	4852110
G2060	Site	Fair	Park Bench, Wood/Composite/Fiberglass	1	12	4852080
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	2	12	4852115
G2060	Site	Fair	Flagpole, Metal	1	15	4852124

Component Condition Report | Battles Elementary / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	500 LF	18	4852075
G2060	Site	Fair	Park Bench, Metal Powder-Coated	6	12	4852052
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	4	12	4852072
G2060	Site	Fair	Fences & Gates, Screen Walls, Concrete Masonry Unit (CMU)	1,800 SF	28	4852099
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	7	12	4852062
G2060	Site	Fair	Dumpster Pad, Concrete, Replace/Install	300 SF	25	4852122
G2060	Site	Fair	Bike Rack, Fixed 6-10 Bikes	8	9	4852053
G2060	Site	Good	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	1	14	4852057
G2060	Site	Fair	Fences & Gates, Fence, Metal Tube 6'	200 LF	18	4852109
G2060	Site	Fair	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install	20 LF	20	4852045
G2080	Site	Good	Irrigation System, Controllers & Valves, Repairs & Adjustments, Repair	161,000 SF	7	4852046
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	5	11	4852041

Appendix F: Replacement Reserves





2/17/2023

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate	
Battles Elementary	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Battles Elementary / Administration Building	\$0	\$166,510	\$0	\$0	\$0	\$9,402	\$1,570	\$172,213	\$81,776	\$78,509	\$133,742	\$85,414	\$33,050	\$168,902	\$105,376	\$34,270	\$6,507	\$276,728	\$355,074	\$182,767	\$1,782		\$1,893,593
Battles Elementary / Buildings A, B, C, D, and K	\$0	\$165,381	\$0	\$0	\$0	\$82,587	\$0	\$253,952	\$68,725	\$25,741	\$309,831	\$16,392	\$499,949	\$7,243	\$112,647	\$279,523	\$3,518	\$307,506	\$635,701	\$0	\$91,453		\$2,860,148
Battles Elementary / Restroom Building 1 and 2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,097	\$4,165	\$0	\$0	\$7,510	\$33,597	\$22,533	\$83,636	\$7,172	\$5,936	\$20,968	\$196,009	\$0	\$0		\$396,623
Battles Elementary / Site	\$0	\$56,557	\$0	\$53,354	\$0	\$5,718	\$231,637	\$6,808,252	\$369,684	\$230,092	\$636,307	\$408,257	\$1,154,708	\$192,417	\$976,277	\$31,760	\$603,254	\$198,814	\$144,735	\$6,342	\$15,242		\$12,123,408
Grand Total	\$0	\$388,448	\$0	\$53,354	\$0	\$97,706	\$233,207	\$7,249,514	\$524,349	\$334,341	\$1,079,880	\$517,573	\$1,721,304	\$391,096	\$1,277,937	\$352,725	\$619,215	\$804,016	\$1,331,520	\$189,109	\$108,476		\$17,273,772

Battles Elementary

Battles Elementary / Administration Building

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost * Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	Building Exterior	4852144	Exterior Walls, any painted surface, Prep & Paint		10	3	7	8000	SF	\$3.29 \$26,304								\$26,304										\$26,304			\$52,608	
B2020	Building Exterior	4852177	Window, Aluminum Double-Glazed, 28-40 SF, Replace		30	29	1	30	EA	\$1,370.00 \$41,100	\$41,100																				\$41,100	
B2020	Building Exterior	4852146	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF, Replace		20	9	11	1	EA	\$1,315.20 \$1,315											\$1,315										\$1,315	
B2050	Building Exterior	4852159	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace		30	14	16	2	EA	\$1,424.80 \$2,850																\$2,850					\$2,850	
B2050	Building Exterior	4852134	Exterior Door, Steel, Standard, Replace		40	22	18	16	EA	\$657.60 \$10,522																		\$10,522			\$10,522	
B3010	Roof	4852156	Roofing, Modified Bitumen, Replace		20	19	1	11000	SF	\$10.96 \$120,560	\$120,560																					\$120,560
B3020	Roof	4852155	Roof Appurtenances, Roof Access Ladder, Steel, Replace		40	25	15	30	LF	\$98.64 \$2,959																\$2,959					\$2,959	
B3060	Roof	4852140	Roof Skylight, per unit, up to 20 SF, Replace		30	25	5	5	EA	\$1,424.80 \$7,124					\$7,124																\$7,124	
C1010	Cafeteria	4852133	Interior Wall, Movable Partitions, Fabric 8 to 10' Height, Replace		25	12	13	100	LF	\$32.22 \$3,222													\$3,222								\$3,222	
C1030	Throughout building	4852127	Interior Door, Wood, Solid-Core, Replace		40	22	18	6	EA	\$767.20 \$4,603																		\$4,603			\$4,603	
C1030	Throughout building	4852167	Door Hardware, School, per Door, Replace		30	15	15	14	EA	\$438.40 \$6,138																\$6,138					\$6,138	
C1070	Throughout building	4852179	Suspended Ceilings, Acoustical Tile (ACT), Replace		25	11	14	11000	SF	\$3.84 \$42,196															\$42,196						\$42,196	
C1090	Restrooms	4852166	Toilet Partitions, Plastic/Laminate, Replace		20	8	12	4	EA	\$822.00 \$3,288												\$3,288									\$3,288	
C2010	Restrooms	4852153	Wall Finishes, Ceramic Tile, Replace		40	22	18	1200	SF	\$19.73 \$23,674																		\$23,674			\$23,674	
C2010	Building exterior	4852158	Wall Finishes, Ceramic Tile, Replace		40	22	18	1800	SF	\$19.73 \$35,510																		\$35,510			\$35,510	
C2010	Classrooms	4852173	Wall Finishes, Fabric, Replace		15	5	10	1000	SF	\$2.19 \$2,192											\$2,192										\$2,192	
C2010	Throughout building	4852157	Wall Finishes, any surface, Prep & Paint		10	3	7	19000	SF	\$1.64 \$31,236								\$31,236									\$31,236				\$62,472	
C2030	Restrooms	4852129	Flooring, Ceramic Tile, Replace		40	23	17	1000	SF	\$19.73 \$19,728																	\$19,728				\$19,728	
C2030	Throughout building	4852164	Flooring, Vinyl Tile (VCT), Replace		15	6	9	3000	SF	\$5.48 \$16,440											\$16,440										\$16,440	
C2030	Classrooms	4852135	Flooring, Carpet, Commercial Standard, Replace		10	3	7	6000	SF	\$8.22 \$49,320								\$49,320								\$49,320					\$98,640	
D2010	Utility closet	4852165	Water Heater, Electric, Residential, 30 to 52 GAL, Replace		15	10	5	1	EA	\$986.40 \$986						\$986												\$986			\$986	
D2010	Utility closet	4852178	Water Heater, Gas, Residential, Replace		15	5	10	1	EA	\$1,424.80 \$1,425											\$1,425										\$1,425	
D2010	Throughout building	4852137	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace		40	22	18	11000	SF	\$12.06 \$132,616																	\$132,616				\$132,616	
D2010	Throughout building	4852151	Drinking Fountain, Wall-Mounted, Single-Level, Replace		15	9	6	1	EA	\$1,315.20 \$1,315						\$1,315															\$1,315	
D2010	Restrooms	4852168	Urinal, Standard, Replace		30	16	14	1	EA	\$1,205.60 \$1,206															\$1,206						\$1,206	
D2010	Restrooms	4852174	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace		30	16	14	6	EA	\$1,205.60 \$7,234															\$7,234						\$7,234	
D2010	Restrooms	4852145	Toilet, Commercial Water Closet, Replace		30	16	14	6	EA	\$1,424.80 \$8,549															\$8,549						\$8,549	
D2010	Classrooms	4852138	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace		30	14	16	1	EA	\$1,205.60 \$1,206																\$1,206					\$1,206	
D2010	Utility closet	4852180	Sink/Lavatory, Service Sink, Floor, Replace		35	16	19	2	EA	\$876.80 \$1,754																		\$1,754			\$1,754	
D2030	Roof	4852175	Supplemental Components, Drains, Roof, Replace		40	26	14	12	EA	\$873.51 \$10,482															\$10,482						\$10,482	
D3030	Roof	4852143	Split System Ductless, Single Zone, Replace		15	6	9	1	EA	\$5,260.80 \$5,261											\$5,261										\$5,261	
D3050	Roof	4852171	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	12	8	2	EA	\$21,920.00 \$43,840								\$43,840													\$43,840	
D3050	Throughout building	4852163	HVAC System, Ductwork, Medium Density, Replace		30	17	13	11000	SF	\$4.38 \$48,224															\$48,224						\$48,224	
D3050	Roof	4852161	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	7	13	4	EA	\$9,864.00 \$39,456															\$39,456						\$39,456	
D3060	Roof	4852162	Exhaust Fan, Centrifugal, 16" Damper, Replace		25	17	8	1	EA	\$2,630.40 \$2,630								\$2,630													\$2,630	
D4010	Throughout building	4852172	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace		25	10	15	11000	SF	\$1.17 \$12,900															\$12,900						\$12,900	
D4010	Utility closet	4852147	Supplemental Components, Fire Riser, Dry, Replace		40	23	17	1	EA	\$7,672.00 \$7,672																	\$7,672				\$7,672	
D5020	Electrical room	4852130	Switchboard, 120/208 V, Replace		40	21	19	1	EA	\$72,336.00 \$72,336																		\$72,336			\$72,336	
D5030	Electrical room	4852176	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace		40	21	19	11000	SF	\$2.74 \$30,140																		\$30,140			\$30,140	
D5040	Throughout building	4852132	Emergency & Exit Lighting, Exit Sign, LED, Replace		10	3	7	8	EA	\$241.12 \$1,929								\$1,929								\$1,929				\$1,929		
D5040	Building exterior	4852141	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace		20	9	11	20	EA	\$306.88 \$6,138												\$6,138									\$6,138	
D5040	Throughout building	4852136	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace		20	9	11	11000	SF	\$4.93 \$54,252																						

Replacement Reserves Report



2/17/2023

Uniformat Code	Location	DescriptionID	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			
E1030	Kitchen	4852169	Foodservice Equipment, Convection Oven, Double, Replace	10	3	7	3	EA	\$10,412.00	\$31,236								\$31,236														\$62,472			
E1030	Kitchen	4852152	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	6	9	1	EA	\$1,863.20	\$1,863										\$1,863													\$1,863		
E1030	Kitchen	4852160	Foodservice Equipment, Refrigerator, 3-Door Reach-In, Replace	15	6	9	1	EA	\$7,014.40	\$7,014										\$7,014													\$7,014		
E1030	Kitchen	4852128	Foodservice Equipment, Freezer, 2-Door Reach-In, Replace	15	6	9	1	EA	\$5,589.60	\$5,590										\$5,590													\$5,590		
E1030	Kitchen	4852125	Foodservice Equipment, Exhaust Hood, 3 to 6 LF, Replace	15	6	9	1	EA	\$3,616.80	\$3,617										\$3,617													\$3,617		
E1030	Kitchen	4852150	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	6	9	1	EA	\$3,945.60	\$3,946										\$3,946													\$3,946		
E1040	Throughout building	4852148	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	2	8	1	EA	\$1,644.00	\$1,644								\$1,644											\$1,644				\$3,288		
E2010	Throughout building	4852139	Casework, Countertop, Plastic Laminate, Replace	15	7	8	300	LF	\$54.80	\$16,440								\$16,440															\$16,440		
E2010	Throughout building	4852154	Casework, Cabinetry Economy, Replace	20	10	10	500	LF	\$191.80	\$95,900										\$95,900													\$95,900		
Totals, Unescalated											\$0	\$161,660	\$0	\$0	\$0	\$8,110	\$1,315	\$140,025	\$64,554	\$60,170	\$99,517	\$61,705	\$23,180	\$115,014	\$69,666	\$21,997	\$4,055	\$167,425	\$208,569	\$104,230	\$986				\$1,312,179
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$166,510	\$0	\$0	\$0	\$9,402	\$1,570	\$172,213	\$81,776	\$78,509	\$133,742	\$85,414	\$33,050	\$168,902	\$105,376	\$34,270	\$6,507	\$276,728	\$355,074	\$182,767	\$1,782				\$1,893,593

Battles Elementary / Buildings A, B, C, D, and K

Uniformat Code	Location	Description ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate	
B2010	Building B Exterior	4851945	Exterior Walls, any painted surface, Prep & Paint	10	3	7	2600	SF	\$3.29	\$8,549								\$8,549															\$17,098
B2010	Building C Exterior	4851896	Exterior Walls, any painted surface, Prep & Paint	10	3	7	2600	SF	\$3.29	\$8,549								\$8,549															\$17,098
B2010	Building A Exterior	4851959	Exterior Walls, any painted surface, Prep & Paint	10	3	7	4200	SF	\$3.29	\$13,810								\$13,810															\$27,619
B2010	Building K Exterior	4851989	Exterior Walls, any painted surface, Prep & Paint	10	3	7	2000	SF	\$3.29	\$6,576								\$6,576															\$13,152
B2010	Building D Exterior	4851887	Exterior Walls, any painted surface, Prep & Paint	10	3	7	2600	SF	\$3.29	\$8,549								\$8,549															\$17,098
B2020	Building C Exterior	4851916	Window, Aluminum Double-Glazed, 28-40 SF, Replace	30	29	1	6	EA	\$1,370.00	\$8,220		\$8,220																					\$8,220
B2020	Building B Exterior	4851937	Window, Aluminum Double-Glazed, 28-40 SF, Replace	30	29	1	6	EA	\$1,370.00	\$8,220		\$8,220																					\$8,220
B2020	Building K Exterior	4851993	Window, Aluminum Double-Glazed, 28-40 SF, Replace	30	29	1	6	EA	\$1,370.00	\$8,220		\$8,220																					\$8,220
B2020	Building A Exterior	4851963	Window, Aluminum Double-Glazed, 28-40 SF, Replace	30	29	1	6	EA	\$1,370.00	\$8,220		\$8,220																					\$8,220
B2020	Building D Exterior	4851869	Window, Aluminum Double-Glazed, 28-40 SF, Replace	30	29	1	6	EA	\$1,370.00	\$8,220		\$8,220																					\$8,220
B2050	Building B Exterior	4851936	Exterior Door, Wood, Solid-Core, Replace	25	13	12	8	EA	\$767.20	\$6,138													\$6,138										\$6,138
B2050	Building K Exterior	4851994	Exterior Door, Wood, Solid-Core, Replace	25	13	12	6	EA	\$767.20	\$4,603													\$4,603										\$4,603
B2050	Building C Exterior	4851920	Exterior Door, Wood, Solid-Core, Replace	25	13	12	8	EA	\$767.20	\$6,138													\$6,138										\$6,138
B2050	Building A Exterior	4851958	Exterior Door, Wood, Solid-Core, Replace	25	13	12	8	EA	\$767.20	\$6,138													\$6,138										\$6,138
B2050	Building D Exterior	4851878	Exterior Door, Wood, Solid-Core, Replace	25	10	15	8	EA	\$767.20	\$6,138															\$6,138								\$6,138
B3010	Building K Roof	4851992	Roofing, Modified Bitumen, Replace	20	19	1	2500	SF	\$10.96	\$27,400		\$27,400																					\$27,400
B3010	Building B Roof	4851943	Roofing, Modified Bitumen, Replace	20	19	1	4200	SF	\$10.96	\$46,032		\$46,032																					\$46,032
B3010	Roof Building A	4851957	Roofing, Modified Bitumen, Replace	20	19	1	4200	SF	\$10.96	\$46,032		\$46,032																					\$46,032
B3010	Building D Roof	4851894	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	8	12	4200	SF	\$18.63	\$78,254													\$78,254										\$78,254
B3010	Building C Roof	4851898	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	8	12	4200	SF	\$18.63	\$78,254													\$78,254										\$78,254
B3060	Building K Roof	4851979	Roof Skylight, per unit, up to 20 SF, Replace	30	25	5	10	EA	\$1,424.80	\$14,248						\$14,248																	\$14,248
B3060	Building B Roof	4851938	Roof Skylight, per unit, up to 20 SF, Replace	30	25	5	10	EA	\$1,424.80	\$14,248					\$14,248																		\$14,248
B3060	Building D Roof	4851870	Roof Skylight, per unit, up to 20 SF, Replace	30	25	5	10	EA	\$1,424.80	\$14,248					\$14,248																		\$14,248
B3060	Roof Building A	4851951	Roof Skylight, per unit, up to 20 SF, Replace	30	25	5	10	EA	\$1,424.80	\$14,248					\$14,248																		\$14,248
B3060	Building C Roof	4851912	Roof Skylight, per unit, up to 20 SF, Replace	30	25	5	10	EA	\$1,424.80	\$14,248					\$14,248																		\$14,248
C1030	Throughout building A	4851961	Interior Door, Wood, Solid-Core, Replace	40	22	18	6	EA	\$767.20	\$4,603																				\$4,603			\$4,603
C1030	Throughout building K	4851999	Interior Door, Wood, Solid-Core, Replace	40	22	18	6	EA	\$767.20	\$4,603																				\$4,603			\$4,603
C1030	Throughout building D	4851877	Interior Door, Wood, Solid-Core, Replace	40	22	18	6	EA	\$767.20	\$4,603																				\$4,603			\$4,603
C1030	Throughout building C	4851913	Interior Door, Wood, Solid-Core, Replace	40	22	18	6	EA	\$767.20	\$4,603																				\$4,603			\$4,603
C1030	Throughout building B	4851929	Interior Door, Wood, Solid-Core, Replace	40	22	18	6	EA	\$767.20	\$4,603																			\$4,603				\$4,603
C1030	Throughout building A	4851969	Door Hardware, School, per Door, Replace	30	15	15	14	EA	\$438.40	\$6,138															\$6,138								\$6,138
C1030	Throughout building K	4851973	Door Hardware, School, per Door, Replace	30	15	15	14	EA	\$438.40	\$6,138															\$6,138								\$6,138
C1030	Throughout building B	4851925	Door Hardware, School, per Door, Replace	30	15	15	14	EA	\$438.40	\$6,138															\$6,138								\$6,138
C1030	Throughout building C	4851899	Door Hardware, School, per Door, Replace	30	15	15	14	EA	\$438.40	\$6,138															\$6,138								\$6,138
C1030	Throughout building D	4851888	Door Hardware, School, per Door, Replace	30	15	15	14	EA	\$438.40	\$6,138															\$6,138								\$6,138
C1070	Throughout building K	4851981	Suspended Ceil																														

Replacement Reserves Report



2/17/2023

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
C2010	Building A exterior	4851955	Wall Finishes, Ceramic Tile, Replace	40	22	18	800	SF	\$19.73	\$15,782																			\$15,782	\$15,782	
C2010	Building D exterior	4851880	Wall Finishes, Ceramic Tile, Replace	40	22	18	600	SF	\$19.73	\$11,837																			\$11,837	\$11,837	
C2010	Building B exterior	4851927	Wall Finishes, Ceramic Tile, Replace	40	22	18	800	SF	\$19.73	\$15,782																			\$15,782	\$15,782	
C2010	Building C exterior	4851909	Wall Finishes, Ceramic Tile, Replace	40	22	18	800	SF	\$19.73	\$15,782																			\$15,782	\$15,782	
C2010	Building K Restrooms	4851986	Wall Finishes, Ceramic Tile, Replace	40	22	18	800	SF	\$19.73	\$15,782																			\$15,782	\$15,782	
C2010	Building D Classrooms	4851875	Wall Finishes, Fabric, Replace	15	8	7	4000	SF	\$2.19	\$8,768							\$8,768													\$8,768	\$8,768
C2010	Classrooms Building A	4851949	Wall Finishes, Fabric, Replace	15	7	8	4000	SF	\$2.19	\$8,768							\$8,768													\$8,768	\$8,768
C2010	Building K Classrooms	4851996	Wall Finishes, Fabric, Replace	15	7	8	2500	SF	\$2.19	\$5,480							\$5,480													\$5,480	\$5,480
C2010	Building C Classrooms	4851918	Wall Finishes, Fabric, Replace	15	7	8	4000	SF	\$2.19	\$8,768							\$8,768													\$8,768	\$8,768
C2010	Building B Classrooms	4851926	Wall Finishes, Fabric, Replace	15	7	8	4000	SF	\$2.19	\$8,768							\$8,768													\$8,768	\$8,768
C2010	Throughout building C	4851911	Wall Finishes, any surface, Prep & Paint	10	3	7	4000	SF	\$1.64	\$6,576							\$6,576									\$6,576			\$13,152	\$13,152	
C2010	Throughout building K	4851984	Wall Finishes, any surface, Prep & Paint	10	3	7	2500	SF	\$1.64	\$4,110							\$4,110									\$4,110			\$8,220	\$8,220	
C2010	Throughout building B	4851944	Wall Finishes, any surface, Prep & Paint	10	3	7	4000	SF	\$1.64	\$6,576							\$6,576									\$6,576			\$13,152	\$13,152	
C2010	Throughout building A	4851966	Wall Finishes, any surface, Prep & Paint	10	3	7	4000	SF	\$1.64	\$6,576							\$6,576									\$6,576			\$13,152	\$13,152	
C2010	Throughout building D	4851883	Wall Finishes, any surface, Prep & Paint	10	3	7	4000	SF	\$1.64	\$6,576							\$6,576									\$6,576			\$13,152	\$13,152	
C2030	Building K Restrooms	4851991	Flooring, Ceramic Tile, Replace	40	22	18	400	SF	\$19.73	\$7,891																			\$7,891	\$7,891	
C2030	Building D Restrooms	4851879	Flooring, Ceramic Tile, Replace	40	22	18	400	SF	\$19.73	\$7,891																			\$7,891	\$7,891	
C2030	Throughout building C	4851903	Flooring, Vinyl Tile (VCT), Replace	15	8	7	1200	SF	\$5.48	\$6,576							\$6,576													\$6,576	\$6,576
C2030	Classrooms Building A	4851948	Flooring, Vinyl Sheeting, Replace	15	8	7	1500	SF	\$7.67	\$11,508							\$11,508													\$11,508	\$11,508
C2030	Throughout building A	4851953	Flooring, Vinyl Tile (VCT), Replace	15	7	8	800	SF	\$5.48	\$4,384							\$4,384													\$4,384	\$4,384
C2030	Throughout building D	4851865	Flooring, Vinyl Tile (VCT), Replace	15	7	8	800	SF	\$5.48	\$4,384							\$4,384													\$4,384	\$4,384
C2030	Throughout building B	4851934	Flooring, Vinyl Tile (VCT), Replace	15	7	8	1200	SF	\$5.48	\$6,576							\$6,576													\$6,576	\$6,576
C2030	Throughout building K	4851982	Flooring, Vinyl Tile (VCT), Replace	15	6	9	600	SF	\$5.48	\$3,288							\$3,288													\$3,288	\$3,288
C2030	Building C Classrooms	4851902	Flooring, Carpet, Commercial Standard, Replace	10	3	7	3000	SF	\$8.22	\$24,660							\$24,660									\$24,660			\$49,320	\$49,320	
C2030	Building B Classrooms	4851928	Flooring, Carpet, Commercial Standard, Replace	10	3	7	3000	SF	\$8.22	\$24,660							\$24,660									\$24,660			\$49,320	\$49,320	
C2030	Building D Classrooms	4851891	Flooring, Carpet, Commercial Standard, Replace	10	3	7	3000	SF	\$8.22	\$24,660							\$24,660									\$24,660			\$49,320	\$49,320	
C2030	Classrooms Building A	4851967	Flooring, Carpet, Commercial Standard, Replace	10	3	7	2000	SF	\$8.22	\$16,440							\$16,440									\$16,440			\$32,880	\$32,880	
C2030	Building K Classrooms	4851990	Flooring, Carpet, Commercial Standard, Replace	10	3	7	1500	SF	\$8.22	\$12,330							\$12,330									\$12,330			\$24,660	\$24,660	
D2010	Throughout building B	4851939	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	22	18	4200	SF	\$12.06	\$50,635																			\$50,635	\$50,635	
D2010	Throughout building K	4852000	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	22	18	2500	SF	\$12.06	\$30,140																			\$30,140	\$30,140	
D2010	Throughout building C	4851917	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	22	18	4200	SF	\$12.06	\$50,635																			\$50,635	\$50,635	
D2010	Throughout building A	4851964	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	22	18	4200	SF	\$12.06	\$50,635																			\$50,635	\$50,635	
D2010	Throughout building D	4851892	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	20	20	4200	SF	\$12.06	\$50,635																			\$50,635	\$50,635	
D2010	Building D exterior	4851876	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	7	8	1	EA	\$1,644.00	\$1,644							\$1,644													\$1,644	\$1,644
D2010	Building K Classrooms	4851976	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	15	15	4	EA	\$1,205.60	\$4,822															\$4,822			\$4,822	\$4,822		
D2010	Building D Classrooms	4851867	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	15	15	4	EA	\$1,205.60	\$4,822															\$4,822			\$4,822	\$4,822		
D2010	Building D Restrooms	4851872	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	15	15	6	EA	\$1,644.00	\$9,864															\$9,864			\$9,864	\$9,864		
D2010	Building D Restrooms	4851881	Urinal, Standard, Replace	30	15	15	3	EA	\$1,205.60	\$3,617															\$3,617			\$3,617	\$3,617		
D2010	Building C Classrooms	4851904	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	15	15	4	EA	\$1,205.60	\$4,822															\$4,822			\$4,822	\$4,822		
D2010	Building D Restrooms	4851895	Toilet, Commercial Water Closet, Replace	30	15	15	6	EA	\$1,424.80	\$8,549															\$8,549			\$8,549	\$8,549		
D2010	Building K Restrooms	4851988	Toilet, Child-Sized, Replace	30	15	15	2	EA	\$986.40	\$1,973															\$1,973			\$1,973	\$1,973		
D2010	Building K Restrooms	4851978	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	15	15	2	EA	\$1,644.00	\$3,288															\$3,288			\$3,288	\$3,288		
D2010	Building B Classrooms	4851923	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	15	15	4	EA	\$1,205.60	\$4,822															\$4,822			\$4,822	\$4,822		
D2010	Classrooms Building A	4851954	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	15	15	4	EA	\$1,205.60	\$4,822															\$4,822			\$4,822	\$4,822		
D3020	Building B Roof	4851932	Furnace, Gas, Replace	20	8	12	4	EA	\$4,603.20	\$18,413											\$18,413									\$18,413	\$18,413
D3020	Building D Roof	4851893	Furnace, Gas, Replace	20	8	12	4	EA	\$4,603.20	\$18,413											\$18,413									\$18,413	\$18,413
D3020	Roof Building A	4851946	Furnace, Gas, Replace	20	8	12	4	EA	\$4,603.20	\$18,413											\$18,413									\$18,413	\$18,413
D3020	Building C Roof	4851915	Furnace, Gas, Replace	20	8	12	4	EA	\$4,603.20	\$18,413											\$18,413									\$18,413	\$18,413
D3020	Building K Roof	4851972	Furnace, Gas, Replace	20	6	14	4	EA	\$4,603.20	\$18,413													\$18,413					\$18,413	\$18,413		
D3050	Throughout building D	4851866	HVAC System, Ductwork, Medium Density, Replace	30	15	15	4200	SF	\$4.38	\$18,413															\$18,413			\$18,413	\$18,413		
D3050	Throughout building B	4851935	HVAC System, Ductwork, Medium Density, Replace	30	15	15	4200	SF	\$4.38	\$18,413															\$18,413			\$18,413	\$18,413		
D3050	Throughout building C	4851908	HVAC System, Ductwork, Medium Density, Replace	30	15	15	4200	SF	\$4.38	\$18,413															\$18,413			\$18,413	\$18,413		
D3050	Throughout building A	4851952	HVAC System, Ductwork, Medium Density, Replace	30	15	15	4200	SF	\$4.38	\$18,413															\$18,413			\$18,413	\$18,413		
D3050	Throughout building K	4851977	HVAC System, Ductwork, Medium Density, Replace	30	15	15	2500	SF	\$4.																						

