

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

DLR Group

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



Bonita Elementary
2715 West Main Street
Santa Maria, California 93458

PREPARED BY:

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BV PROJECT #:

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DATE OF REPORT:

February 20, 2023

ON SITE DATE:

January 18, 2023

Bureau Veritas

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Elementary school campus
Number of Buildings	6
Main Address	2715 West Main Street, Santa Maria, California 93458
Site Developed	1973 Renovated 2003
Site Area	5.26 acres (estimated)
Parking Spaces	40 total spaces all in open lots; 2 of which are accessible
Outside Occupants / Leased Spaces	None
Date(s) of Visit	January 18, 2023
Management Point of Contact	DLR Group, Kevin Fleming (951) 682-0470 kfleming@dlrgroup.com
On-site Point of Contact (POC)	James Michaelis 825.478.7714 jmichaelis@smbd.net
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AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The site was developed as a school in 1973 consisting simply of a single building school. In the year 2000, the school added several new buildings including a cafeteria, office administration and numerous modular classroom units around the property perimeter; the original school building was also retrofitted during this period. In 2003, Bonita Elementary received its newest additions which include, two seven-classroom buildings and a standalone library.

Architectural

As the majority of the buildings were built within the past 25 years, few large components have required replacement. Short term recommendations include replacement of the original terra cotta roof tiles on the oldest school building, and replacement of the rain gutter systems on modular units. The oldest school building is also experiencing issues with inadequate roof drainage with water pooling near the SW corner. For all the buildings, typical lifecycle replacements of interior and exterior finishes are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The MEPF systems and infrastructure differ slightly in age, however the majority of the components were installed in the early 2000s renovations and expansions. While no problems have been reported with HVAC operations, several split system condensing units are beginning to show wear with worn insulation on refrigeration lines and excessive rust build-up on the exterior. Electrical service is provided via local utilities with an onsite generation and automatic transfer switch providing minimal emergency power. Domestic water is provided via an onsite well and is stored in an above ground tank on the west side of campus near the parking lots. The water is then passed through a filtration system before distribution amongst campus. While this filtered water does meet local minimum standards, the property management has opted for a water delivery service for all drinking water campus wide. All buildings are equipped with fire extinguishers; the cafeteria, office administration and kindergarten areas have fire sprinkler systems present. A fire suppression standpipe supplied via a 20 HP pump provide quick water access for emergency personnel.

Site

The site consists of a large grassy field flanked by several asphalt basketball courts. Two parking lots along the west boundary are heavily faded and will require seal and stripe procedures soon. There is heavy landscaping throughout with multiple lawns between buildings and a drip irrigation system watering numerous sections of shrubbery. Many of the exterior features have been converted to LED and it is recommended the rest of the lighting is as well to improve efficiency. The school is surrounded by flat farmland in all directions.

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
Bonita Elementary / Building 010 (2000)	\$550	7,600	\$4,180,000	0.0%	2.3%	4.6%	7.9%
Bonita Elementary / Building 060 (2003)	\$550	2,400	\$1,320,000	0.0%	0.7%	3.5%	14.1%
Bonita Elementary / Building 070 (2000)	\$550	3,180	\$1,749,000	1.4%	1.5%	5.7%	20.9%
Bonita Elementary / Building 080 (2000)	\$550	2,650	\$1,457,500	0.0%	5.2%	22.7%	34.0%
Bonita Elementary / Building 100 (2003)	\$550	8,420	\$4,631,000	0.0%	0.8%	1.4%	9.3%
Bonita Elementary / Building 110 (2003)	\$550	7,600	\$4,180,000	0.0%	0.9%	2.8%	9.5%

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.

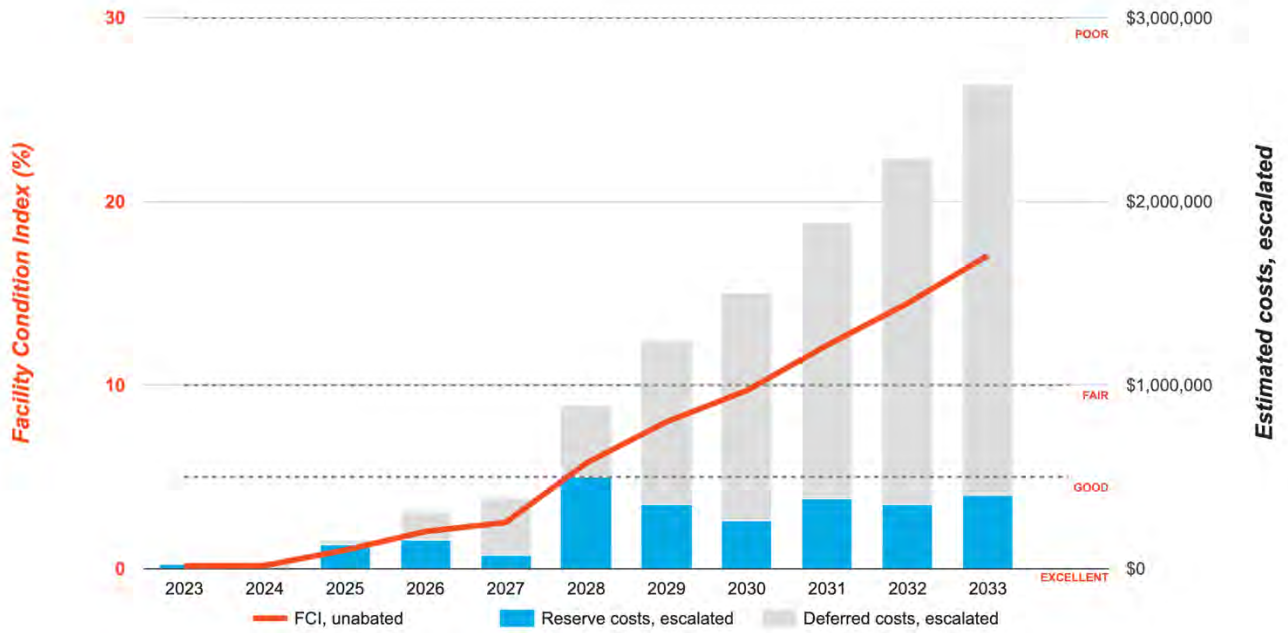
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Bonita Elementary

Replacement Value: \$15,455,000

Inflation Rate: 3.0%

Average Needs per Year: \$239,800



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

Systems Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$98,243	\$151,768	\$241,408	\$491,419
Roofing	-	\$102,712	\$78,380	\$77,526	\$522,386	\$781,004
Interiors	-	-	\$276,628	\$491,374	\$670,210	\$1,438,212
Plumbing	-	-	\$6,868	\$95,623	\$559,011	\$661,502
HVAC	-	-	\$81,107	\$240,019	\$148,060	\$469,186
Fire Protection	-	-	\$5,330	\$28,426	\$107,747	\$141,503
Electrical	-	-	\$1,084	\$192,131	\$444,425	\$637,640
Fire Alarm & Electronic Systems	-	-	\$39,179	\$42,283	\$212,985	\$294,447
Equipment & Furnishings	\$24,988	-	\$136,266	\$62,111	\$113,624	\$336,989
Special Construction & Demo	-	-	-	\$62,325	\$985,434	\$1,047,759
Site Pavement	-	\$12,347	-	\$14,314	\$181,103	\$207,764
Site Development	-	\$17,083	\$5,462	\$286,006	\$234,089	\$542,640
Site Utilities	-	-	\$3,484	\$3,807	\$304,310	\$311,601
TOTALS (3% inflation)	\$25,000	\$132,200	\$732,100	\$1,747,800	\$4,724,800	\$7,361,900

Immediate Needs

Facility/Building	Total Items	Total Cost
Bonita Elementary / Building 070	1	\$25,000
Total	1	\$25,000

Building 070

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
5145118	Bonita Elementary / Building 070	Kitchen	E1030	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	Failed	Performance/Integrity	\$25,000
Total (1 items)							\$25,000



Key Findings



Roofing in Poor condition.

Clay/Concrete Tile
Building 010 Bonita Elementary Roof

Uniformat Code: B3010
Recommendation: **Replace in 2025**

Priority Score: **89.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$37,300

\$\$\$\$

Clay tiles have passed usable life with visible broken and cracked sections - AssetCALC ID: 5145157



Roofing in Poor condition.

Built-Up
Building 010 Bonita Elementary Roof

Uniformat Code: B3010
Recommendation: **Replace in 2025**

Priority Score: **88.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$53,700

\$\$\$\$

Drains need repitched on roof, evidence of water buildup - AssetCALC ID: 5145149



Foodservice Equipment in Failed condition.

Food Warmer, Tabletop Drawers (Set of 4)
Building 070 Bonita Elementary Kitchen

Uniformat Code: E1030
Recommendation: **Replace in 2023**

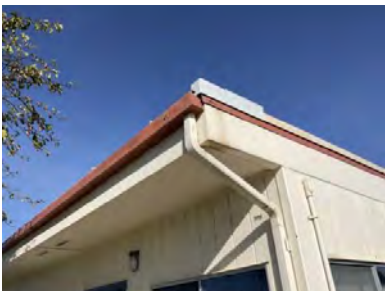
Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$25,000

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Not operating - AssetCALC ID: 5145118



Roof Appurtenances in Poor condition.

Gutters and Downspouts, Aluminum with Fittings
Building 080 Bonita Elementary Roof

Uniformat Code: B3020
Recommendation: **Replace in 2024**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,400

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Gutters on rear of building, lack proper clearance for cleaning, as they are prone to clogging and have passed useful life. - AssetCALC ID: 5144990

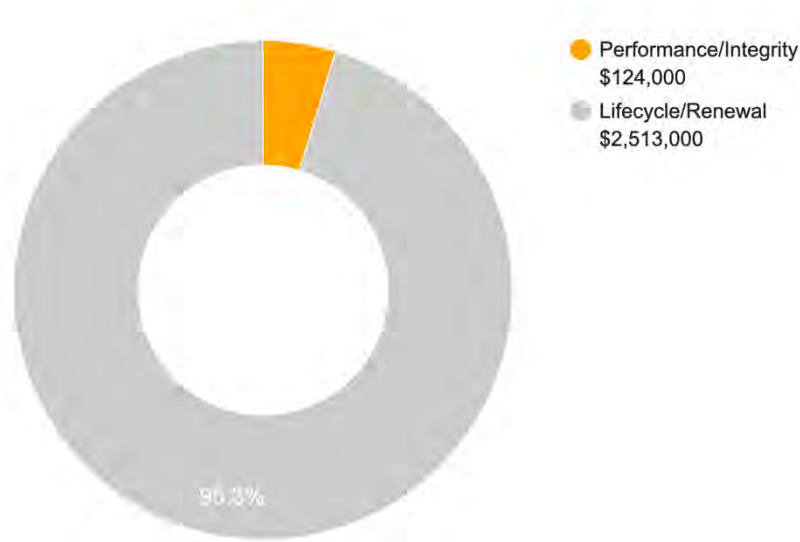
Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the “why” part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the “best” fit, typically the one with the greatest significance.

Plan Type Descriptions

Safety	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility	■	Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
Environmental	■	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation	■	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	■	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$2,637,000

2. Building 010



Building 010: Systems Summary

Constructed/Renovated	1973/2001
Building/Group Size	3,850 square feet
Number of Stories	1 above grade
<i>System</i>	<i>Description</i> <i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation Fair
Façade	Wall Finish: Stucco Windows: Aluminum Fair
Roof	Primary: Flat construction with built-up finish Secondary: Mansard construction with clay tiles Poor
Interiors	Walls: Painted gypsum board and ceramic tile Floors: Carpet, VCT and ceramic tile Ceilings: ACT Fair
Elevators	None --
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: None Fixtures: Toilets, urinals, and sinks in all restrooms Fair

Building 010: Systems Summary		
HVAC	Non-Central System: Packaged units Supplemental components: Ductless split-system	Fair
Fire Suppression	Minimal wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Broken/chipped roof tiles, water ponding from current roof pitch to drain	

3. Building 060



Building 060: Systems Summary

Constructed/Renovated	2003	
Building Size	2,400 square feet	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Steel frame with metal roof over concrete pad column footings	Fair
Façade	Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Gable construction with metal finish	Fair
Interiors	Walls: Fabric Floors: Carpet Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: None	Fair
HVAC	Non-Central System: Furnaces with split-system condensing units	Fair

Building 060: Systems Summary		
Fire Suppression	Fire extinguishers only	--
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	None observed at time of assessment.	

4. Building 070

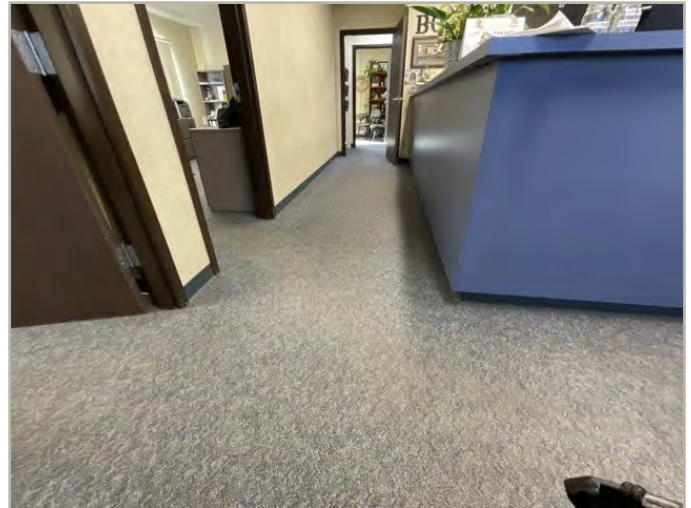


Building 070: Systems Summary

Constructed/Renovated	2000	
Building Size	3,180 square feet	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Pre-engineered wood structure on steel beams	Fair
Façade	Wall Finish: Wood siding Windows: Aluminum	Fair
Roof	Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Fabric and FRP Floors: VCT and Vinyl Sheeting Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Electric water heater with integral tank Fixtures: Toilet and sink in restroom	Fair

Building 070: Systems Summary		
HVAC	Non-Central System: Wall-mounted heat pumps	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	None observed at time of assessment.	

5. Building 080



Building 080: Systems Summary

Constructed/Renovated	2000	
Building Size	2,650 square feet	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Pre-engineered wood structure on steel beams	Fair
Façade	Wall Finish: Wood siding Windows: Aluminum	Fair
Roof	Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Fabric and FRP Floors: Carpet, VCT, and Vinyl sheeting Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Electric water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Building 080: Systems Summary		
HVAC	Non-Central System: Packaged units	Good
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent Emergency Power: Diesel generator with automatic transfer switch	Fair
Fire Alarm	Smoke detectors, heat detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	South facing gutter constantly becomes clogged due to limited access and adjacent trees. Some soft spots on the roof.	

6. Building 100



Building 100: Systems Summary

Constructed/Renovated	2003
Building Size	8,420 square feet
Number of Stories	1 above grade
<i>System</i>	<i>Description</i> <i>Condition</i>
Structure	Steel frame with metal roof over concrete pad column footings Fair
Façade	Wall Finish: Stucco Windows: Aluminum Fair
Roof	Gable construction with metal finish Fair
Interiors	Walls: Painted gypsum board, Ceramic tile and Fabric Floors: Carpet, VCT, and Ceramic tile Ceilings: Painted gypsum board and ACT Fair
Elevators	None --
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: None Fixtures: Toilets, urinals, and sinks in all restrooms Fair

Building 100: Systems Summary		
HVAC	Non-Central System: Furnaces with split-system condensing units	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	None observed at time of assessment.	

7. Building 110



Building 110: Systems Summary

Constructed/Renovated	2003	
Building Size	7,600 square feet	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Steel frame with metal roof over concrete pad column footings	Fair
Façade	Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Gable construction with metal finish	Fair
Interiors	Walls: Fabric Floors: Carpet and VCT Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: None	Fair

Building 110: Systems Summary		
HVAC	Non-Central System: Furnaces with split-system condensing units	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	None observed at time of assessment.	

8. Site Summary



Site Information		
System	Description	Condition
Pavement/Flatwork	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, and curbs	Fair
Site Development	Property entrance signage; chain link fencing; chain-link fence dumpster enclosures Playgrounds and sports fields and courts with fencing Limited park benches and picnic tables	Fair
Landscaping and Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation present Flat topography throughout	Fair
Utilities	On-site wells and septic Local utility-provided electric with propane	Fair
Site Lighting	Pole-mounted: LED Building-mounted: LED, and halogen	Fair
Ancillary Structures	Garage, Storage shed	Fair
Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix D.	
Key Issues and Findings	Asphalt needs to be striped and sealed	

9. Property Space Use and Observed Areas

Areas Observed

The interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries, the exterior of the property, and the roofs.

Key Spaces Not Observed

All key areas of the property were accessible and observed.



10. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The campus was originally constructed in 1973 with additional buildings added and renovated in phases over time mostly occurring between 2000-03.

During the interview process with the client representatives, no complaints or pending litigation associated with potential accessibility issues within the campus was reported.

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

11. Purpose and Scope

Purpose

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

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

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

Condition Ratings	
Excellent	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	Satisfactory as-is. 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.

12. Opinions of Probable Costs

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

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

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

Methodology

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

Exceedingly Aged

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

13. Certification

DLR Group (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Bonita Elementary, 2715 West Main Street, Santa Maria, California 93458, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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14. Appendices

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



Appendix A:

Photographic Record



Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - PAINTED STUCCO FINISH



6 - METAL ROOFING

Photographic Overview



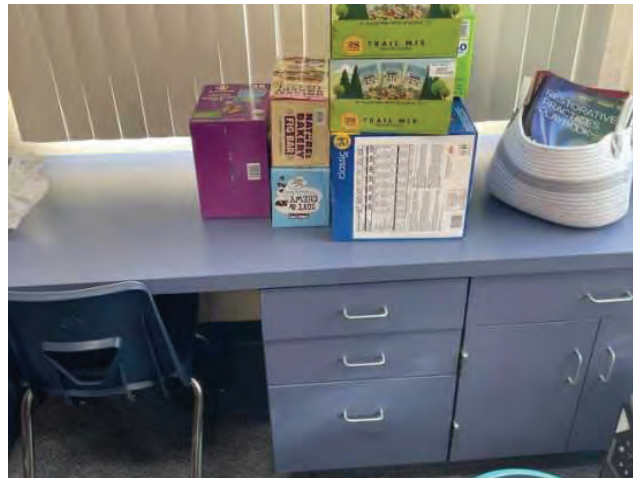
7 - TILE ROOFING



8 - BUILT-UP FINISH



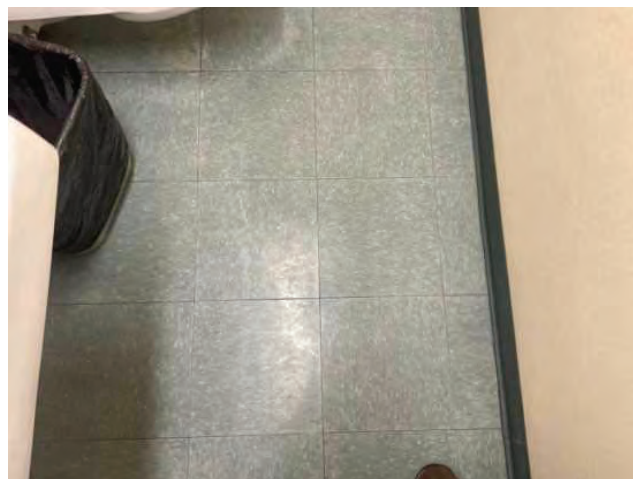
9 - TPO ROOFING



10 - CASEWORK



11 - CARPET



12 - VCT

Photographic Overview



13 - SUSPENDED CEILINGS



14 - CLASSROOM OVERVIEW



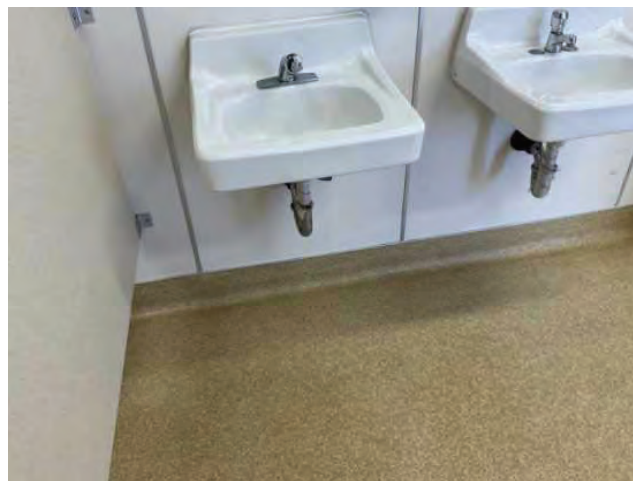
15 - ELECTRIC WATER HEATER



16 - TOILET



17 - URINALS



18 - SINKS

Photographic Overview



19 - DRINKING FOUNTAIN



20 - WATER STORAGE TANK



21 - SPLIT SYSTEM CONDENSER



22 - PACKAGED ROOFTOP UNIT



23 - WALL-MOUNTED HEAT PUMP



24 - FIRE SUPPRESSION

Photographic Overview



25 - FIRE SUPPRESSION SYSTEM



26 - SWITCHBOARD



27 - AUTOMATIC TRANSFER SWITCH



28 - GENERATOR



29 - FIRE ALARM PANEL



30 - FIRE ALARM SYSTEM

Photographic Overview



31 - DOUBLE OVEN



32 - REACH-IN REFRIGERATION UNITS



33 - OVERVIEW OF PLAYGROUND



34 - BASKETBALL COURTS



35 - PARKING LOTS



36 - ANCILLARY BUILDING



Appendix B:

Site Plan



Site Plan



 BUREAU VERITAS	Project Number	Project Name	 N
	158764.22R000-007.017	Bonita Elementary	
	Source	On-Site Date	
	Google	January 18, 2023	

Appendix C:

Pre-Survey Questionnaire



BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name: Bonita
Name of person completing form: _____
Title / Association with property: _____
Length of time associated w/ property: _____
Date Completed: _____
Phone Number: _____
Method of Completion: Choose an item.

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 / renovated			
2	Building size in SF			
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
Question		Response		
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?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Drainage @ South + North + Black Top. Nitrogen Leach in K.		

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				Building K South side outdoor heating settling.
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 or mold related complaints from occupants?		X			
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?	X				Leak in K K septic tanks. (2)
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, 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?		✓			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?	X				
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?			X		
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.			X		
20	ADA: Has building management reported any accessibility-based complaints or litigation?			X		
21	Are any areas of the property leased to outside occupants?		X			

Appendix D: Accessibility Review and Photos



Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Bonita Elementary

BV Project Number: 158764.22R000-007.017

Abbreviated Accessibility Checklist

Facility History and Interview

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

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA

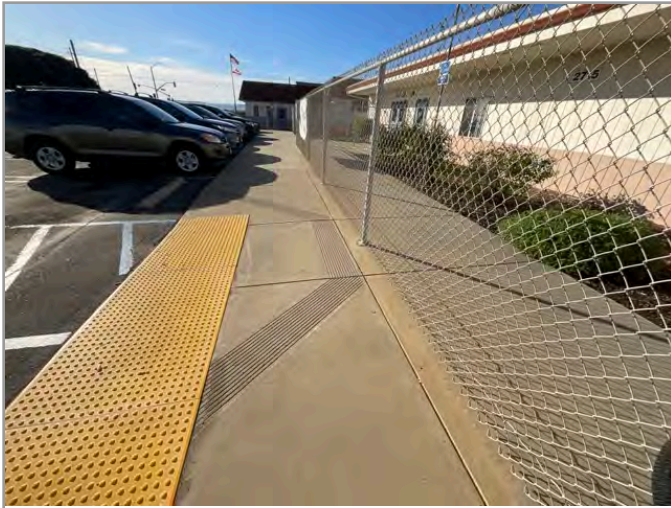


CLOSE-UP OF STALL

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

Abbreviated Accessibility Checklist

Exterior Accessible Route



CURB CUT



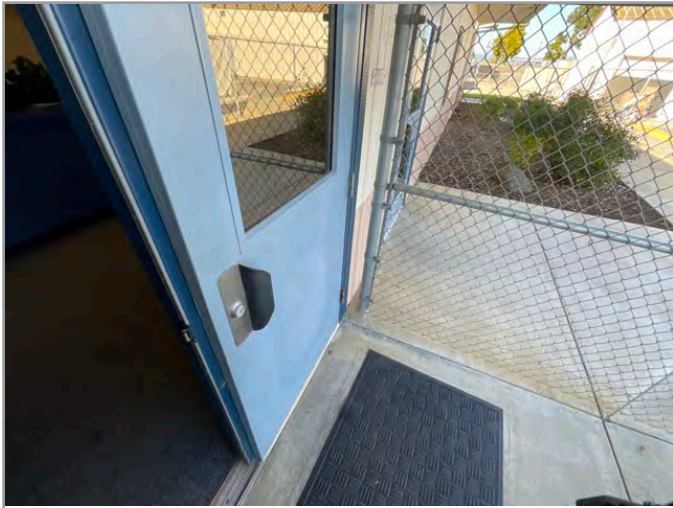
ACCESSIBLE RAMP

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



DOOR HARDWARE



MAIN ENTRANCE

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

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

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH



SELF-SERVICE AREA

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

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

Abbreviated Accessibility Checklist

Elevators

Elevators section not applicable at this site.

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

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

Abbreviated Accessibility Checklist

Kitchens/Kitchenettes

Kitchens/Kitchenettes section not applicable at this site.

Abbreviated Accessibility Checklist

Playgrounds and 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?	✘			
2	Has the play area been reviewed for accessibility ?	✘			
3	Are publicly accessible swimming pools equipped with an entrance lift ?			✘	

Appendix E:

Component Condition Report



Component Condition Report | Bonita Elementary / Building 010

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	4,900 SF	5	5145072
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	38	13	5145140
B2050	Building Exterior	Fair	Exterior Door, Wood, Solid-Core	7	9	5145100
Roofing						
B3010	Roof	Poor	Roofing, Clay/Concrete Tile	2,000 SF	2	5145157
B3010	Roof	Poor	Roofing, Built-Up	3,500 SF	2	5145149
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	12	18	5145031
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	3,848 SF	10	5145029
C1090	Restrooms	Fair	Toilet Partitions, Metal	3	9	5145183
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	400 SF	17	5145068
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	5,300 SF	5	5145041
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	800 SF	5	5145066
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	2,750 SF	6	5145116
C2030	Restrooms	Fair	Flooring, Ceramic Tile	300 SF	15	5144987
Plumbing						
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Floor	1	10	5144989
D2010	Throughout building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	4	5145151
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	5	13	5144962
D2010	Restrooms	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	3,848 SF	18	5145050
D2010	Restrooms	Fair	Sink/Lavatory, Trough Style, Solid Surface	1	10	5145178
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	3	12	5145019
D2010	Restrooms	Fair	Urinal, Standard	1	16	5145010
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	11	5145132
HVAC						
D3030	Roof	Fair	Split System Ductless, Single Zone	1	6	5145088
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	4	6	5144979
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	3,848 SF	8	5145025
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	3	4	5145067
Fire Protection						
D4010	Mechanical room	Fair	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Renovate	500 SF	10	5144973
D4030	Throughout building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	6	5	5145124
Electrical						
D5020	Electrical room	Good	Distribution Panel, 120/208 V	1	24	5145175
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	3,848 SF	18	5145168
D5040	Building Exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	14	11	5145156
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	3,848 SF	13	5145130

Component Condition Report | Bonita Elementary / Building 010

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Alarm & Electronic Systems						
D7050	Electrical room	Fair	Fire Alarm Panel, Fully Addressable	1	5	5145147
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	3,848 SF	7	5145087
Equipment & Furnishings						
E2010	Throughout building	Fair	Casework, Cabinetry Economy	125 LF	5	5145080
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	90 LF	5	5145001

Component Condition Report | Bonita Elementary / Building 060

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	2,510 SF	5	5145131
B2020	Building exterior	Fair	Window, Aluminum Double-Glazed, up to 15 SF	46	10	5144965
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	3	20	5145170
Roofing						
B3010	Roof	Fair	Roofing, Metal	2,800 SF	20	5145023
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	210 LF	6	5145043
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	6	20	5145033
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	2,400 SF	8	5145055
C2010	Throughout building	Fair	Wall Finishes, Fabric	3,500 SF	6	5145121
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	2,400 SF	4	5145004
Plumbing						
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	10	5145126
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Very Low Density (excludes fixtures)	2,400 SF	20	5145018
HVAC						
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	1	3	5145110
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	1	3	5145119
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	2,400 SF	10	5145016
Fire Protection						
D4030	Throughout building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	2	5	5145115
Electrical						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	2,400 SF	20	5145113
D5040	Building exterior	Good	Standard Fixture w/ Lamp, any type, w/ LED Replacement	7	16	5145026
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	7,250 SF	9	5145101
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	2,400 SF	7	5144961
D7050	Electrical room	Fair	Fire Alarm Panel, Multiplex	1	8	5144971
Equipment & Furnishings						
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	25 LF	5	5145060

Component Condition Report | Bonita Elementary / Building 060

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E2010	Throughout building	Fair	Casework, Cabinetry Economy	15 LF	5	5145056

Component Condition Report | Bonita Elementary / Building 070

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	2,900 SF	5	5145039
B2020	Building exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	6	7	5145045
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	9	20	5145017
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	3,180 SF	8	5144970
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	240 LF	4	5145093
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	4	17	5145047
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	3,180 SF	8	5145160
C2010	Kitchen	Fair	Wall Finishes, Laminated Paneling (FRP)	1,850 SF	10	5145084
C2010	Throughout building	Fair	Wall Finishes, Fabric	2,450 SF	7	5145079
C2030	Kitchen	Fair	Flooring, Vinyl Sheeting	1,280 SF	7	5145083
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	1,900 SF	5	5144983
Plumbing						
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	7	5145143
D2010	Cafeteria	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	3	5145097
D2010	Mechanical room	Fair	Water Heater, Electric, Residential	1	6	5145012
D2010	Kitchen	Fair	Sink/Lavatory, Service Sink, Floor	1	12	5145120
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	3,180 SF	17	5145128
D2010	Throughout building	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	7	5145086
D2010	Utility closet	Good	Supplemental Components, Reverse Osmosis/Deionized Water System, Domestic Water	1	15	5145095
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	8	5145022
D2010	Restrooms	Fair	Toilet, Residential Water Closet	1	7	5145176
HVAC						
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted	4	6	5145146
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	3,180 SF	7	5145013
D3060	Kitchen	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated	1	9	5145142
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	3,180 SF	17	5145008
D4030	Throughout building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	4	5	5145090
Electrical						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	3,180 SF	17	5144984
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign, LED	4	4	5145059
D5040	Building exterior	Good	Standard Fixture w/ Lamp, any type, w/ LED Replacement	7	16	5145000

Component Condition Report | Bonita Elementary / Building 070

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	3,180 SF	8	5145052
Fire Alarm & Electronic Systems						
D6030	Cafeteria	Fair	Sound System, Theater/Auditorium/Church	1,900 SF	12	5144994
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	3,180 SF	5	5145172
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 1-Door Reach-In	1	8	5145075
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	4	5145048
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 3 to 6 LF	1	6	5145173
E1030	Kitchen	Failed	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	4	0	5145118
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	4	4	5145020
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	3	6	5145051
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	9	5145002
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	25 LF	5	5144969
E2010	Throughout building	Fair	Casework, Cabinetry Economy	35 LF	5	5145063

Component Condition Report | Bonita Elementary / Building 080

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	4,750 SF	5	5145035
B2020	Building exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	14	7	5144978
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	7	17	5145089
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	3,500 SF	3	5145129
B3020	Roof	Poor	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	240 LF	1	5144990
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	14	17	5145003
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	3,500 SF	8	5145044
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	6	7	5145166
C2010	Throughout building	Fair	Wall Finishes, Fabric	3,950 SF	7	5145057
C2010	Restrooms	Fair	Wall Finishes, Laminated Paneling (FRP)	1,250 SF	7	5145027
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	22,500 SF	5	5145180
C2030	Restrooms	Fair	Flooring, Vinyl Sheeting	900 SF	6	5145106
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	350 SF	5	5145148
Plumbing						
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	3,500 SF	18	5145181
D2010	Restrooms	Fair	Toilet, Residential Water Closet	9	7	5144991
D2010	Kitchen	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	8	5145107
D2010	Restrooms	Fair	Urinal, Standard	3	7	5145158
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	3	5144997

Component Condition Report | Bonita Elementary / Building 080

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	7	7	5145091
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Floor	1	12	5145058
D2010	Utility closet	Fair	Water Heater, Electric, Residential	1	8	5145145
HVAC						
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	2	17	5144982
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	3,500 SF	8	5145104
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Renovate	3,500 SF	17	5145049
D4030	Throughout building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	2	5	5145028
Electrical						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	3,500 SF	17	5145073
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	3,500 SF	9	5145154
D5040	Building exterior	Good	Standard Fixture w/ Lamp, any type, w/ LED Replacement	5	16	5145009
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	3,500 SF	7	5145105
Equipment & Furnishings						
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	50 LF	5	5145135
E2010	Throughout building	Fair	Casework, Cabinetry Economy	75 LF	5	5145179

Component Condition Report | Bonita Elementary / Building 100

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	4,680 SF	5	5145098
B2020	Building exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	24	9	5145177
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	12	20	5145094
Roofing						
B3010	Roof	Fair	Roofing, Metal	9,300 SF	20	5144977
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	390 LF	5	5145138
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	6	20	5145174
C1070	Classrooms	Fair	Suspended Ceilings, Acoustical Tile (ACT)	7,920 SF	10	5145182
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	7	7	5144993
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	750 SF	22	5145099
C2010	Classrooms	Fair	Wall Finishes, Fabric	11,600 SF	8	5145122
C2010	Restrooms	Fair	Wall Finishes, any surface, Prep & Paint	200 SF	5	5144996
C2030	Classrooms	Fair	Flooring, Vinyl Tile (VCT)	700 SF	5	5144980
C2030	Restrooms	Fair	Flooring, Ceramic Tile	500 SF	22	5144968
C2030	Classrooms	Fair	Flooring, Carpet, Commercial Standard	6,020 SF	6	5145015
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	500 SF	5	5145065

Component Condition Report | Bonita Elementary / Building 100

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Restrooms	Fair	Toilet, Residential Water Closet	8	8	5145037
D2010	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	7	10	5145078
D2010	Restrooms	Fair	Urinal, Standard	3	9	5144986
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	3	5145034
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	8,420 SF	20	5145038
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	5	10	5144995
HVAC						
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	7	3	5144981
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	8,420 SF	8	5144967
Fire Protection						
D4030	Classrooms	Fair	Fire Extinguisher, Type ABC, up to 20 LB	7	5	5145032
Electrical						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	8,420 SF	17	5144998
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	8,420 SF	9	5145144
D5040	Building exterior	Good	Standard Fixture w/ Lamp, any type, w/ LED Replacement	12	16	5145133
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	8,420 SF	7	5145061
Equipment & Furnishings						
E2010	Classrooms	Fair	Casework, Countertop, Plastic Laminate	125 LF	6	5145071
E2010	Classrooms	Fair	Casework, Cabinetry Economy	140 LF	6	5144975

Component Condition Report | Bonita Elementary / Building 110

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	5,800 SF	5	5145046
B2020	Building exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	28	10	5145162
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	9	20	5145006
Roofing						
B3010	Roof	Fair	Roofing, Metal	8,200 SF	20	5145117
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	360 LF	2	5145053
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	6	20	5144963
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	7,600 SF	8	5145108
C2010	Throughout building	Fair	Wall Finishes, Fabric	11,300 SF	6	5145064
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	6,900 SF	6	5145054
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	700 SF	5	5145165
Plumbing						
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	7,600 SF	20	5145014

Component Condition Report | Bonita Elementary / Building 110

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	7	10	5145074
HVAC						
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	7	3	5144966
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	7,600 SF	8	5144972
Fire Protection						
D4030	Throughout building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	7	5	5145085
Electrical						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	7,600 SF	20	5145153
D5040	Building exterior	Good	Standard Fixture w/ Lamp, any type, w/ LED Replacement	11	16	5145141
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	7,600 SF	9	5145036
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	7,600 SF	4	5145164
Equipment & Furnishings						
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	126 LF	5	5145139
E2010	Throughout building	Fair	Casework, Cabinetry Economy	140 LF	5	5145103

Component Condition Report | Bonita Elementary / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2080	Playground	Good	Awning, Fabric, per SF of awning	300 SF	8	5145123
B2080	Site	Fair	Awning, Metal, per SF of awning, Refinish	300 SF	3	5145127
Plumbing						
D2010	Gated mechanical area	Fair	Backflow Preventer, Domestic Water	1	15	5145082
HVAC						
D3020	Gated mechanical area	Fair	Boiler Supplemental Components, Shot Feed Tank	1	15	5145011
Fire Protection						
D4010	Gated mechanical area	Fair	Supplemental Components, Fire Pump Controller	1	10	5145077
D4010	Gated mechanical area	Good	Supplemental Components, Fire Riser, Wet	1	30	5145070
D4010	Gated mechanical area	Fair	Pump, Fire Suppression	1	16	5145137
Electrical						
D5010	Gated mechanical area	Fair	Automatic Transfer Switch, ATS	1	13	5145114
D5010	Gated mechanical area	Fair	Generator, Gas or Gasoline	1	12	5144974
D5020	Gated mechanical area	Fair	Switchboard, 120/208 V	1	17	5145092
D5020	Site	Good	Switchboard, 120/208 V	1	26	5145030
Fire Alarm & Electronic Systems						
D6060	Building 6	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	32,700 SF	12	5145042
D7030	Building 6	Good	Security/Surveillance System, Full System Upgrade, Average Density	32,700 SF	12	5145062
Special Construction & Demo						
F1020	Site	Fair	Ancillary Building, Wood-Framed or CMU, Standard	5,760 SF	15	5145021

Component Condition Report | Bonita Elementary / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	50 SF	11	5145109
F1020	Parking lot	Fair	Ancillary Building, Steel, Pre-Engineered	1,250 SF	7	5145069
F1050	Gated mechanical area	Fair	Water Equipment, Filtration System	1	6	5145076
Pedestrian Plazas & Walkways						
G2020	Parking lot	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	23,600 SF	2	5145007
G2020	Parking lot	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	23,600 SF	16	5145040
Athletic, Recreational & Playfield Areas						
G2050	Basketball court	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	23,100 SF	9	5144964
G2050	Playground	Good	Playfield Surfaces, Chips Wood, 3" Depth	4,300 SF	2	5145111
G2050	Field	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	1	9	5145096
G2050	Playground	Good	Play Structure, Multipurpose, Medium	1	17	5145163
G2050	Basketball court	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	4	13	5144985
G2050	Field	Good	Sports Apparatus, Soccer, Movable Practice Goal	2	11	5145024
G2050	Basketball court	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	23,100 SF	2	5145155
Sitework						
G2060	Site	Fair	Park Bench, Metal Powder-Coated	4	8	5144999
G2060	Playground	Good	Fences & Gates, Wind/Privacy Screen, Fabric/PVC Mesh	4,400 SF	8	5144992
G2060	Site	Good	Fences & Gates, Fence, Chain Link 6'	2,050 LF	28	5145167
G2060	Site	Fair	Picnic Table, Precast Concrete	6	13	5144988
G2060	Parking lot	Fair	Fences & Gates, Vehicle Gate, Chain Link Manual	5	10	5145136
G2060	Parking lot	Fair	Fences & Gates, Vehicle Gate, Chain Link Sliding Electric	1	10	5145125
G2060	Parking lot	Fair	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install	30 LF	23	5145159
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 4'	185 LF	21	5145169
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	3	8	5145112
G2080	Parking lot	Fair	Irrigation System, Drip System, Replace/Install	25,000 SF	10	5145134
G2080	Field	Fair	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	32,800 SF	11	5145150
G4050	Parking lot	Good	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	2	17	5145161
Utilities						
G3010	Gated mechanical area	Fair	Pump, Well Water	1	3	5145005
G3010	Playground	Fair	Pump, Well Water	1	6	5145102
G3010	Gated mechanical area	Fair	Pump, Well Water	1	16	5145171
G3010	Gated mechanical area	Fair	Storage Tank, Site Water, Above-Ground, Replace/Install	1	13	5145152
G3020	Site	Fair	Septic Tank, Precast Concrete, Replace/Install	1	20	5144976

Appendix F: Replacement Reserves



Replacement Reserves Report



2/20/2023

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate	
Bonita Elementary	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Bonita Elementary / Building 010	\$0	\$0	\$96,508	\$0	\$6,661	\$87,574	\$70,832	\$7,780	\$21,370	\$10,654	\$26,908	\$9,224	\$5,625	\$96,436	\$0	\$49,433	\$38,209	\$13,043	\$112,601	\$2,306	\$46,518		\$701,683
Bonita Elementary / Building 060	\$0	\$0	\$0	\$8,862	\$22,204	\$14,872	\$11,634	\$4,853	\$17,216	\$46,655	\$59,948	\$0	\$0	\$0	\$29,840	\$13,370	\$2,708	\$0	\$13,807	\$0	\$103,033		\$349,003
Bonita Elementary / Building 070	\$24,989	\$0	\$0	\$1,796	\$33,232	\$39,318	\$45,150	\$51,869	\$116,346	\$8,723	\$43,599	\$0	\$5,704	\$0	\$17,208	\$91,694	\$2,708	\$111,644	\$2,799	\$27,675	\$31,969		\$656,422
Bonita Elementary / Building 080	\$0	\$2,438	\$0	\$73,055	\$0	\$254,971	\$8,245	\$95,771	\$38,875	\$22,523	\$0	\$0	\$1,250	\$0	\$0	\$312,991	\$1,935	\$87,406	\$74,635	\$0	\$8,413		\$982,507
Bonita Elementary / Building 100	\$0	\$0	\$0	\$35,330	\$0	\$29,731	\$99,329	\$24,101	\$86,746	\$91,508	\$64,249	\$0	\$0	\$0	\$0	\$27,986	\$84,051	\$38,133	\$55,043	\$0	\$452,157		\$1,088,364
Bonita Elementary / Building 110	\$0	\$0	\$3,767	\$33,534	\$14,063	\$67,022	\$97,300	\$0	\$79,138	\$48,907	\$51,553	\$0	\$0	\$0	\$0	\$31,504	\$95,272	\$0	\$52,244	\$0	\$362,248		\$936,552
Bonita Elementary / Site	\$0	\$0	\$29,435	\$4,383	\$0	\$5,463	\$15,586	\$78,875	\$22,214	\$122,768	\$156,573	\$60,306	\$292,939	\$347,574	\$7,129	\$995,013	\$205,370	\$241,503	\$18,118	\$0	\$44,143		\$2,647,392
Grand Total	\$24,989	\$2,438	\$129,710	\$156,961	\$76,160	\$498,951	\$348,077	\$263,249	\$381,904	\$351,738	\$402,829	\$69,530	\$305,518	\$444,010	\$54,177	\$1,521,992	\$430,254	\$491,728	\$329,247	\$29,981	\$1,048,481		\$7,361,923

Bonita Elementary

Bonita Elementary / Building 010

Uniformat Code	Location	Description	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	5145072	Exterior Walls, any painted surface, Prep & Paint	10	5	5	4900	SF	\$3.29 \$16,111									\$16,111						\$16,111						\$32,222				
B2020	Building Exterior	5145140	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	17	13	38	EA	\$1,041.20 \$39,566												\$39,566									\$39,566				
B2050	Building Exterior	5145100	Exterior Door, Wood, Solid-Core, Replace	25	16	9	7	EA	\$767.20 \$5,370									\$5,370												\$5,370				
B3010	Roof	5145157	Roofing, Clay/Concrete Tile, Replace	50	48	2	2000	SF	\$18.63 \$37,264		\$37,264																			\$37,264				
B3010	Roof	5145149	Roofing, Built-Up, Replace	25	23	2	3500	SF	\$15.34 \$53,704		\$53,704																			\$53,704				
C1030	Throughout building	5145031	Interior Door, Wood, Solid-Core, Replace	40	22	18	12	EA	\$767.20 \$9,206																	\$9,206				\$9,206				
C1070	Throughout building	5145029	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	3848	SF	\$3.84 \$14,761									\$14,761												\$14,761				
C1090	Restrooms	5145183	Toilet Partitions, Metal, Replace	20	11	9	3	EA	\$931.60 \$2,795									\$2,795												\$2,795				
C2010	Restrooms	5145068	Wall Finishes, Ceramic Tile, Replace	40	23	17	400	SF	\$19.73 \$7,891																\$7,891					\$7,891				
C2010	Throughout building	5145041	Wall Finishes, any surface, Prep & Paint	10	5	5	5300	SF	\$1.64 \$8,713				\$8,713										\$8,713							\$17,426				
C2030	Restrooms	5144987	Flooring, Ceramic Tile, Replace	40	25	15	300	SF	\$19.73 \$5,918														\$5,918							\$5,918				
C2030	Throughout building	5145066	Flooring, Vinyl Tile (VCT), Replace	15	10	5	800	SF	\$5.48 \$4,384				\$4,384														\$4,384			\$8,768				
C2030	Throughout building	5145116	Flooring, Carpet, Commercial Standard, Replace	10	4	6	2750	SF	\$8.22 \$22,605				\$22,605											\$22,605						\$45,210				
D2010	Restrooms	5145050	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	22	18	3848	SF	\$12.06 \$46,391																	\$46,391				\$46,391				
D2010	Throughout building	5145151	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	11	4	1	EA	\$1,315.20 \$1,315				\$1,315														\$1,315			\$2,630				
D2010	Utility closet	5144989	Sink/Lavatory, Service Sink, Floor, Replace	35	25	10	1	EA	\$876.80 \$877										\$877											\$877				
D2010	Restrooms	5145178	Sink/Lavatory, Trough Style, Solid Surface, Replace	30	20	10	1	EA	\$2,740.00 \$2,740										\$2,740											\$2,740				
D2010	Restrooms	5145132	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	19	11	2	EA	\$1,644.00 \$3,288										\$3,288											\$3,288				
D2010	Throughout building	5145019	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	18	12	3	EA	\$1,315.20 \$3,946											\$3,946										\$3,946				
D2010	Restrooms	5144962	Toilet, Commercial Water Closet, Replace	30	17	13	5	EA	\$1,424.80 \$7,124												\$7,124									\$7,124				
D2010	Restrooms	5145010	Urinal, Standard, Replace	30	14	16	1	EA	\$1,205.60 \$1,206															\$1,206						\$1,206				
D3030	Roof	5145088	Split System Ductless, Single Zone, Replace	15	9	6	1	EA	\$3,836.00 \$3,836					\$3,836																\$3,836				
D3050	Roof	5144979	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	14	6	4	EA	\$8,220.00 \$32,880					\$32,880																\$32,880				
D3050	Throughout building	5145025	HVAC System, Ductwork, Medium Density, Replace	30	22	8	3848	SF	\$4.38 \$16,870							\$16,870															\$16,870			
D3060	Roof	5145067	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	16	4	3	EA	\$1,534.40 \$4,603				\$4,603																	\$4,603				
D4010	Mechanical room	5144973	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Renovate	40	30	10	500	SF	\$3.29 \$1,644										\$1,644												\$1,644			
D4030	Throughout building	5145124	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	6	EA	\$164.40 \$986				\$986										\$986							\$986				
D5030	Throughout building	5145168	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	22	18	3848	SF	\$2.74 \$10,544																	\$10,544				\$10,544				
D5040	Building Exterior	5145156	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	9	11	14	EA	\$241.12 \$3,376											\$3,376										\$3,376				
D5040	Throughout building	5145130	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	7	13	3848	SF	\$4.93 \$18,978												\$18,978									\$18,978				
D7050	Electrical room	5145147	Fire Alarm Panel, Fully Addressable, Replace	15	10	5	1	EA	\$16,440.00 \$16,440				\$16,440														\$16,440			\$32,880				
D7050	Throughout building	5145087	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	13	7	3848	SF	\$1.64 \$6,326						\$6,326															\$6,326				
E2010	Throughout building	5145080	Casework, Cabinetry Economy, Replace	20	15	5	125	LF	\$191.80 \$23,975					\$23,975																\$23,975				
E2010	Throughout building	5145001	Casework, Countertop, Plastic Laminate, Replace	15	10	5	90	LF	\$54.80 \$4,932					\$4,932														\$4,932		\$4,932				
Totals, Unescalated										\$0	\$0	\$90,968	\$0	\$5,918	\$75,542	\$59,321	\$6,326	\$16,870	\$8,165	\$20,022	\$6,664	\$3,946	\$65,668	\$0	\$31,729	\$23,811	\$7,891	\$66,141	\$1,315	\$25,756	\$516,053			
Totals, Escalated (3.0% inflation, compounded annually)										\$0	\$0	\$96,508	\$0	\$6,661	\$87,574	\$70,832	\$7,780	\$21,370	\$10,654	\$26,908	\$9,224	\$5,625	\$96,436	\$0	\$49,433	\$38,209	\$13,043	\$112,601	\$2,306	\$46,518				\$701,683

Bonita Elementary / Building 060

Uniformat Code	Location	Description	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	5145131	Exterior Walls, any painted surface, Prep & Paint	10	5	5	2510	SF	\$3.29 \$8,253				</																	

Replacement Reserves Report



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Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost	Subtotal 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate		
B3010	Roof	5145023	Roofing, Metal, Replace	40	20	20	2800	SF	\$14.25	\$39,894																			\$39,894	\$39,894			
B3020	Roof	5145043	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	14	6	210	LF	\$9.86	\$2,071					\$2,071																\$2,071		
C1030	Throughout building	5145033	Interior Door, Wood, Solid-Core, Replace	40	20	20	6	EA	\$767.20	\$4,603																			\$4,603	\$4,603			
C1070	Throughout building	5145055	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	17	8	2400	SF	\$3.84	\$9,206							\$9,206														\$9,206		
C2010	Throughout building	5145121	Wall Finishes, Fabric, Replace	15	9	6	3500	SF	\$2.19	\$7,672					\$7,672																	\$7,672	
C2030	Throughout building	5145004	Flooring, Carpet, Commercial Standard, Replace	10	6	4	2400	SF	\$8.22	\$19,728			\$19,728										\$19,728									\$19,728	
D2010	Throughout building	5145018	Plumbing System, Supply & Sanitary, Very Low Density (excludes fixtures), Replace	40	20	20	2400	SF	\$1.10	\$2,630																			\$2,630	\$2,630			
D2010	Throughout building	5145126	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	20	10	1	EA	\$1,315.20	\$1,315										\$1,315												\$1,315	
D3030	Building exterior	5145110	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	\$4,384.00	\$4,384			\$4,384															\$4,384			\$4,384		
D3030	Building exterior	5145119	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	\$3,726.40	\$3,726			\$3,726															\$3,726			\$3,726		
D3050	Throughout building	5145016	HVAC System, Ductwork, Medium Density, Replace	30	20	10	2400	SF	\$4.38	\$10,522										\$10,522												\$10,522	
D4030	Throughout building	5145115	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	2	EA	\$164.40	\$329					\$329									\$329								\$329	
D5030	Throughout building	5145113	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	2400	SF	\$2.74	\$6,576																			\$6,576			\$6,576	
D5040	Throughout building	5145101	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	11	9	7250	SF	\$4.93	\$35,757																						\$35,757	
D5040	Building exterior	5145026	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	4	16	7	EA	\$241.12	\$1,688															\$1,688							\$1,688	
D7050	Throughout building	5144961	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	13	7	2400	SF	\$1.64	\$3,946							\$3,946															\$3,946	
D7050	Electrical room	5144971	Fire Alarm Panel, Multiplex, Replace	15	7	8	1	EA	\$4,384.00	\$4,384							\$4,384															\$4,384	
E2010	Throughout building	5145060	Casework, Countertop, Plastic Laminate, Replace	15	10	5	25	LF	\$54.80	\$1,370					\$1,370														\$1,370			\$1,370	
E2010	Throughout building	5145056	Casework, Cabinetry Economy, Replace	20	15	5	15	LF	\$191.80	\$2,877					\$2,877																		\$2,877
Totals, Unescalated											\$0	\$0	\$0	\$8,110	\$19,728	\$12,829	\$9,743	\$3,946	\$13,590	\$35,757	\$44,607	\$0	\$0	\$0	\$19,728	\$8,582	\$1,688	\$0	\$8,110	\$0	\$57,047	\$243,465	
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$8,862	\$22,204	\$14,872	\$11,634	\$4,853	\$17,216	\$46,655	\$59,948	\$0	\$0	\$0	\$19,784	\$13,370	\$2,708	\$0	\$13,807	\$0	\$103,033	\$349,003	

Bonita Elementary / Building 070

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	5145039	Exterior Walls, any painted surface, Prep & Paint	10	5	5	2900	SF	\$3.29	\$9,535																			\$9,535			\$9,535		
B2020	Building exterior	5145045	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	23	7	6	EA	\$1,041.20	\$6,247							\$6,247																\$6,247	
B2050	Building exterior	5145017	Exterior Door, Steel, Standard, Replace	40	20	20	9	EA	\$657.60	\$5,918																				\$5,918			\$5,918	
B3010	Roof	5144970	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	12	8	3180	SF	\$18.63	\$59,250										\$59,250													\$59,250	
B3020	Roof	5145093	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	16	4	240	LF	\$9.86	\$2,367					\$2,367																		\$2,367	
C1030	Throughout building	5145047	Interior Door, Wood, Solid-Core, Replace	40	23	17	4	EA	\$767.20	\$3,069																			\$3,069				\$3,069	
C1070	Throughout building	5145160	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	17	8	3180	SF	\$3.84	\$12,198										\$12,198													\$12,198	
C2010	Kitchen	5145084	Wall Finishes, Laminated Paneling (FRP), Replace	30	20	10	1850	SF	\$17.54	\$32,442												\$32,442											\$32,442	
C2010	Throughout building	5145079	Wall Finishes, Fabric, Replace	15	8	7	2450	SF	\$2.19	\$5,370							\$5,370																\$5,370	
C2030	Throughout building	5144983	Flooring, Vinyl Tile (VCT), Replace	15	10	5	1900	SF	\$5.48	\$10,412					\$10,412															\$10,412			\$10,412	
C2030	Kitchen	5145083	Flooring, Vinyl Sheetting, Replace	15	8	7	1280	SF	\$7.67	\$9,820							\$9,820																\$9,820	
D2010	Mechanical room	5145012	Water Heater, Electric, Residential, Replace	15	9	6	1	EA	\$986.40	\$986							\$986																\$986	
D2010	Throughout building	5145128	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	23	17	3180	SF	\$12.06	\$38,338																			\$38,338				\$38,338	
D2010	Cafeteria	5145097	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	12	3	1	EA	\$1,644.00	\$1,644			\$1,644																\$1,644				\$1,644	
D2010	Kitchen	5145143	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	23	7	1	EA	\$2,740.00	\$2,740							\$2,740																	\$2,740
D2010	Throughout building	5145086	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	23	7	2	EA	\$1,644.00	\$3,288							\$3,288																	\$3,288
D2010	Restrooms	5145176	Toilet, Residential Water Closet, Replace	30	23	7	1	EA	\$767.20	\$767							\$767																	\$767
D2010	Throughout building	5145022	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	22	8	1	EA	\$1,315.20	\$1,315										\$1,315														\$1,315
D2010	Kitchen	5145120	Sink/Lavatory, Service Sink, Floor, Replace	35	23	12	1	EA	\$876.80	\$877													\$877											\$877
D2010	Utility closet	5145095	Supplemental Components, Reverse Osmosis/Deionized Water System, Domestic Water, Replace	20	5	15	1	EA	\$23,673.60	\$23,674																			\$23,674					\$23,674
D3030	Building exterior	5145146	Heat Pump, Packaged & Wall-Mounted, Replace	20	14	6	4	EA	\$6,904.80	\$27,619							\$27,619																	\$27,619
D3050	Throughout building	5145013	HVAC System, Ductwork, Medium Density, Replace	30	23	7	3180	SF	\$4.38	\$13,941							\$13,941																	\$13,941
D3060	Kitchen	5145142	Supplemental Components, Air Curtain, 5' Wide Non-Heated, Replace	20	11	9	1	EA	\$1,644.00	\$1,644										\$1,644														\$1,644
D4010	Throughout building	5145008	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	40	23	17	3180	SF	\$5.48	\$17,426																			\$17,426					\$17,426
D4030	Throughout building	5145090	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	4	EA	\$164.40	\$658					\$658										\$658									\$658
D5030	Throughout building	5144984	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	23	17	3180	SF	\$2.74	\$8,713																			\$8,713					

Replacement Reserves Report



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Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
C2010	Restrooms	5144996	Wall Finishes, any surface, Prep & Paint	10	5	5	200	SF	\$1.64	\$329						\$329										\$329						\$658
C2030	Classrooms	5144980	Flooring, Vinyl Tile (VCT), Replace	15	10	5	700	SF	\$5.48	\$3,836						\$3,836														\$3,836		\$7,672
C2030	Classrooms	5145015	Flooring, Carpet, Commercial Standard, Replace	10	4	6	6020	SF	\$8.22	\$49,484						\$49,484										\$49,484						\$98,969
C2050	Restrooms	5145065	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	500	SF	\$2.19	\$1,096						\$1,096									\$1,096							\$2,192
D2010	Throughout building	5145038	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	20	20	8420	SF	\$12.06	\$101,512																			\$101,512		\$101,512	
D2010	Building exterior	5145034	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	12	3	1	EA	\$1,644.00	\$1,644				\$1,644														\$1,644				\$3,288
D2010	Restrooms	5145037	Toilet, Residential Water Closet, Replace	30	22	8	8	EA	\$767.20	\$6,138									\$6,138													\$6,138
D2010	Restrooms	5144986	Urinal, Standard, Replace	30	21	9	3	EA	\$1,205.60	\$3,617										\$3,617												\$3,617
D2010	Classrooms	5145078	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	20	10	7	EA	\$1,315.20	\$9,206											\$9,206											\$9,206
D2010	Restrooms	5144995	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	20	10	5	EA	\$1,644.00	\$8,220											\$8,220											\$8,220
D3030	Building exterior	5144981	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	7	EA	\$4,384.00	\$30,688				\$30,688														\$30,688				\$61,376
D3050	Throughout building	5144967	HVAC System, Ductwork, Medium Density, Replace	30	22	8	8420	SF	\$4.38	\$36,913								\$36,913														\$36,913
D4030	Classrooms	5145032	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	7	EA	\$164.40	\$1,151						\$1,151									\$1,151							\$2,302
D5030	Throughout building	5144998	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	23	17	8420	SF	\$2.74	\$23,071																	\$23,071					\$23,071
D5040	Throughout building	5145144	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	11	9	8420	SF	\$4.93	\$41,527											\$41,527											\$41,527
D5040	Building exterior	5145133	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	4	16	12	EA	\$241.12	\$2,893																\$2,893						\$2,893
D7050	Throughout building	5145061	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	13	7	8420	SF	\$1.64	\$13,842							\$13,842															\$13,842
E2010	Classrooms	5145071	Casework, Countertop, Plastic Laminate, Replace	15	9	6	125	LF	\$54.80	\$6,850						\$6,850																\$6,850
E2010	Classrooms	5144975	Casework, Cabinetry Economy, Replace	20	14	6	140	LF	\$191.80	\$26,852						\$26,852																\$26,852
Totals, Unescalated											\$0	\$0	\$0	\$32,332	\$0	\$25,646	\$83,186	\$19,596	\$68,478	\$70,133	\$47,808	\$0	\$0	\$0	\$0	\$17,963	\$52,378	\$23,071	\$32,332	\$0	\$250,348	\$723,272
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$35,330	\$0	\$29,731	\$99,329	\$24,101	\$86,746	\$91,508	\$64,249	\$0	\$0	\$0	\$0	\$27,986	\$84,051	\$38,133	\$55,043	\$0	\$452,157	\$1,088,364

Bonita Elementary / Building 110

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	5145046	Exterior Walls, any painted surface, Prep & Paint	10	5	5	5800	SF	\$3.29	\$19,070						\$19,070										\$19,070						\$38,141
B2020	Building exterior	5145162	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	20	10	28	EA	\$1,041.20	\$29,154											\$29,154											\$29,154
B2050	Building exterior	5145006	Exterior Door, Steel, Standard, Replace	40	20	20	9	EA	\$657.60	\$5,918																				\$5,918		\$5,918
B3010	Roof	5145117	Roofing, Metal, Replace	40	20	20	8200	SF	\$14.25	\$116,834																			\$116,834		\$116,834	
B3020	Roof	5145053	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	18	2	360	LF	\$9.86	\$3,551			\$3,551																			\$3,551
C1030	Throughout building	5144963	Interior Door, Wood, Solid-Core, Replace	40	20	20	6	EA	\$767.20	\$4,603																			\$4,603			\$4,603
C1070	Throughout building	5145108	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	17	8	7600	SF	\$3.84	\$29,154									\$29,154													\$29,154
C2010	Throughout building	5145064	Wall Finishes, Fabric, Replace	15	9	6	11300	SF	\$2.19	\$24,770						\$24,770																\$24,770
C2030	Throughout building	5145165	Flooring, Vinyl Tile (VCT), Replace	15	10	5	700	SF	\$5.48	\$3,836						\$3,836														\$3,836		\$7,672
C2030	Throughout building	5145054	Flooring, Carpet, Commercial Standard, Replace	10	4	6	6900	SF	\$8.22	\$56,718						\$56,718										\$56,718						\$113,436
D2010	Throughout building	5145014	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	20	20	7600	SF	\$5.48	\$41,648																			\$41,648		\$41,648	
D2010	Throughout building	5145074	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	20	10	7	EA	\$1,315.20	\$9,206											\$9,206											\$9,206
D3030	Building exterior	5144966	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	7	EA	\$4,384.00	\$30,688				\$30,688														\$30,688				\$61,376
D3050	Throughout building	5144972	HVAC System, Ductwork, Medium Density, Replace	30	22	8	7600	SF	\$4.38	\$33,318									\$33,318													\$33,318
D4030	Throughout building	5145085	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	7	EA	\$164.40	\$1,151						\$1,151									\$1,151							\$2,302
D5030	Throughout building	5145153	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	7600	SF	\$2.74	\$20,824																		\$20,824				\$20,824
D5040	Throughout building	5145036	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	11	9	7600	SF	\$4.93	\$37,483											\$37,483											\$37,483
D5040	Building exterior	5145141	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	4	16	11	EA	\$241.12	\$2,652																\$2,652						\$2,652
D7050	Throughout building	5145164	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	16	4	7600	SF	\$1.64	\$12,494					\$12,494																	\$12,494
E2010	Throughout building	5145139	Casework, Countertop, Plastic Laminate, Replace	15	10	5	126	LF	\$54.80	\$6,905						\$6,905													\$6,905			\$6,905
E2010	Throughout building	5145103	Casework, Cabinetry Economy, Replace	20	15	5	140	LF	\$191.80	\$26,852						\$26,852																\$26,852
Totals, Unescalated											\$0	\$0	\$3,551	\$30,688	\$12,494	\$57,814	\$81,488	\$0	\$62,472	\$37,483	\$38,360	\$0	\$0	\$0	\$0	\$20,221	\$59,370	\$0	\$30,688	\$0	\$200,568	\$635,198
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$3,767	\$33,534	\$14,063	\$67,022	\$97,300	\$0	\$79,138	\$48,907	\$51,553	\$0	\$0	\$0	\$0	\$31,504	\$95,272	\$0	\$52,244	\$0	\$362,248	\$936,552

Bonita Elementary / Site

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
B2080	Site	5145127	Awning, Metal, per SF of awning, Refinish	10	7	3	300	SF	\$2.74	\$822				\$822																		\$822
B2080	Playground	5145123	Awning, Fabric, per SF of awning, Replace	10	2	8	300	SF	\$8.77	\$2,630																						

Replacement Reserves Report



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Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate			
D5010	Gated mechanical area	5145114	Automatic Transfer Switch, ATS, Replace	25	12	13	1	EA	\$21,920.00	\$21,920													\$21,920									\$21,920			
D5020	Gated mechanical area	5145092	Switchboard, 120/208 V, Replace	40	23	17	1	EA	\$87,680.00	\$87,680																						\$87,680	\$87,680		
D6060	Building 6	5145042	Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace	20	8	12	32700	SF	\$1.64	\$53,759												\$53,759											\$53,759		
D7030	Building 6	5145062	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	3	12	32700	SF	\$2.19	\$71,678												\$71,678											\$71,678		
F1020	Parking lot	5145069	Ancillary Building, Steel, Pre-Engineered, Replace	35	28	7	1250	SF	\$32.88	\$41,100								\$41,100															\$41,100		
F1020	Site	5145109	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	19	11	50	SF	\$27.40	\$1,370												\$1,370											\$1,370		
F1020	Site	5145021	Ancillary Building, Wood-Framed or CMU, Standard, Replace	35	20	15	5760	SF	\$109.60	\$631,296																\$631,296							\$631,296		
F1050	Gated mechanical area	5145076	Water Equipment, Filtration System, Replace	15	9	6	1	EA	\$9,864.00	\$9,864							\$9,864																\$9,864		
G2020	Parking lot	5145007	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	23600	SF	\$0.49	\$11,640			\$11,640					\$11,640															\$11,640	\$46,558	
G2020	Parking lot	5145040	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	9	16	23600	SF	\$3.84	\$90,530																\$90,530							\$90,530		
G2050	Basketball court	5145155	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	3	2	23100	SF	\$0.49	\$11,393			\$11,393					\$11,393															\$11,393	\$45,572	
G2050	Basketball court	5144964	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	16	9	23100	SF	\$3.84	\$88,612										\$88,612													\$88,612		
G2050	Field	5145096	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	11	9	1	EA	\$5,480.00	\$5,480																							\$5,480		
G2050	Field	5145024	Sports Apparatus, Soccer, Movable Practice Goal, Replace	15	4	11	2	EA	\$767.20	\$1,534												\$1,534											\$1,534		
G2050	Basketball court	5144985	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	12	13	4	EA	\$10,412.00	\$41,648													\$41,648										\$41,648		
G2050	Playground	5145111	Playfield Surfaces, Chips Wood, 3" Depth, Replace	3	1	2	4300	SF	\$1.10	\$4,713			\$4,713			\$4,713									\$4,713								\$4,713	\$32,990	
G2050	Playground	5145163	Play Structure, Multipurpose, Medium, Replace	20	3	17	1	EA	\$21,920.00	\$21,920																								\$21,920	\$21,920
G2060	Site	5144999	Park Bench, Metal Powder-Coated, Replace	20	12	8	4	EA	\$767.20	\$3,069																								\$3,069	
G2060	Playground	5144992	Fences & Gates, Wind/Privacy Screen, Fabric/PVC Mesh, Replace	10	2	8	4400	SF	\$1.10	\$4,822																								\$4,822	\$9,645
G2060	Site	5145112	Picnic Table, Metal Powder-Coated, Replace	20	12	8	3	EA	\$767.20	\$2,302																								\$2,302	
G2060	Parking lot	5145136	Fences & Gates, Vehicle Gate, Chain Link Manual, Replace	25	15	10	5	EA	\$1,863.20	\$9,316																								\$9,316	\$9,316
G2060	Parking lot	5145125	Fences & Gates, Vehicle Gate, Chain Link Sliding Electric, Replace	20	10	10	1	EA	\$5,480.00	\$5,480																								\$5,480	\$5,480
G2060	Site	5144988	Picnic Table, Precast Concrete, Replace	25	12	13	6	EA	\$1,315.20	\$7,891																								\$7,891	\$7,891
G2080	Parking lot	5145134	Irrigation System, Drip System, Replace/Install	20	10	10	25000	SF	\$3.29	\$82,200																								\$82,200	\$82,200
G2080	Field	5145150	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20	9	11	32800	SF	\$1.10	\$35,949																								\$35,949	\$35,949
G3010	Gated mechanical area	5145005	Pump, Well Water, Replace	15	12	3	1	EA	\$3,189.36	\$3,189				\$3,189																				\$3,189	\$6,379
G3010	Playground	5145102	Pump, Well Water, Replace	15	9	6	1	EA	\$3,189.36	\$3,189						\$3,189																		\$3,189	\$3,189
G3010	Gated mechanical area	5145152	Storage Tank, Site Water, Above-Ground, Replace/Install	30	17	13	1	EA	\$164,400.00	\$164,400														\$164,400										\$164,400	\$164,400
G3010	Gated mechanical area	5145171	Pump, Well Water, Replace	25	9	16	1	EA	\$4,570.32	\$4,570																								\$4,570	\$4,570
G3020	Site	5144976	Septic Tank, Precast Concrete, Replace/Install	40	20	20	1	EA	\$19,728.00	\$19,728																								\$19,728	\$19,728
G4050	Parking lot	5145161	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	3	17	2	EA	\$4,384.00	\$8,768																								\$8,768	\$8,768
Totals, Unescalated											\$0	\$0	\$27,745	\$4,011	\$0	\$4,713	\$13,053	\$64,132	\$17,536	\$94,092	\$116,505	\$43,566	\$205,462	\$236,681	\$4,713	\$638,661	\$127,980	\$146,113	\$10,642	\$0	\$24,441	\$1,780,046			
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$29,435	\$4,383	\$0	\$5,463	\$15,586	\$78,875	\$22,214	\$122,768	\$156,573	\$60,306	\$292,939	\$347,574	\$7,129	\$995,013	\$205,370	\$241,503	\$18,118	\$0	\$44,143	\$2,647,392			