

# FACILITY CONDITION ASSESSMENT



**BUREAU  
VERITAS**

*prepared for*

## **DLR Group**

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



El Camino Junior High  
219 West El Camino Street  
Santa Maria, California 93458

### **PREPARED BY:**

*Bureau Veritas  
10461 Mill Run Circle, Suite 1100  
Owings Mills, Maryland 21117  
800.733.0660  
[www.us.bureauveritas.com](http://www.us.bureauveritas.com)*

### **BV CONTACT:**

*Gregg Young  
Program Manager  
800.733.0660  
[Gregg.young@bureauveritas.com](mailto:Gregg.young@bureauveritas.com)*

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### **ON SITE DATE:**

*January 31, 2023*

Bureau Veritas

10461 Mill Run Circle, Suite 1100 | Owings Mills, MD 21117 | [www.us.bureauveritas.com](http://www.us.bureauveritas.com) | p 800.733.0660

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# 1. Executive Summary

## Campus Overview and Assessment Details

General Information	
<b>Property Type</b>	Middle School
<b>Number of Buildings</b>	11 buildings and 2 portables
<b>Main Address</b>	219 West El Camino Street, Santa Maria, California 93458
<b>Site Developed</b>	1963 (renovated in 2004)
<b>Site Area</b>	9.22 acres (estimated)
<b>Parking Spaces</b>	46 total spaces all in open lots; 2 of which are accessible.
<b>Outside Occupants / Leased Spaces</b>	None
<b>Date(s) of Visit</b>	January 31, 2023
<b>Management Point of Contact</b>	DLR Group, Mr. Kevin Fleming (951) 682-0470 <a href="mailto:kfleming@dlrgroup.com">kfleming@dlrgroup.com</a>
<b>On-site Point of Contact (POC)</b>	Javier – 559-399-7698
<b>Assessment and Report Prepared By</b>	Bradley Fleming
<b>Reviewed By</b>	Al Diefert Technical Report Reviewer For Gregg Young Program Manager <a href="mailto:Gregg.Young@bureauveritas.com">Gregg.Young@bureauveritas.com</a> 800.733.0660
<b>AssetCalc Link</b>	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>

## Campus Findings and Deficiencies

### Historical Summary

El Camino Junior High School was built in 1963, the school has undergone a major renovation of the campus by adding multiple buildings over the years. In 2004, the gymnasium building, the library building, and building F were constructed. Also in 2016, there were two portables added in the outdoor basketball court.

### Architectural

The school's architecture and structure are from the original construction and is in fair condition. There is wear and tear in wall paint, doors, and windows. Multiple teachers have complaints of the condition of the windows as well. The roof is also near end of useful life span for the Regalado building with leaks reported.

### Mechanical, Electrical, Plumbing and Fire (MEPF)

The buildings on campus are heated and cooled by furnaces and split system units while the gymnasium uses packaged units. Much of the HVAC is no longer operational and has since been abandoned to leave some classrooms and whole buildings without heating or cooling.

The campus plumbing systems appear to be adequate for each facility. Electric and gas water heaters provide hot water for the facility. The electrical infrastructure is in fair condition. Interior lighting primarily consists of LED. The buildings are protected by fire alarms.

### Site

Good lighting observed surrounding the building in the form of building mounted and pole mounted. Open parking lots serve the facility. Basketball courts and sports fields are in fair condition. The Portables appear to be in good condition.

### 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	
<b>0 – 5%</b>	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
<b>5 – 10%</b>	Subjected to wear but is still in a serviceable and functioning condition.
<b>10 – 30%</b>	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
<b>30% and above</b>	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
El Camino Junior High / Administration/Building A (1963)	\$550	11,000	\$6,050,000	0.0%	0.0%	3.1%	13.5%
El Camino Junior High / Annex Building (1963)	\$550	900	\$495,000	0.0%	0.0%	3.4%	9.7%
El Camino Junior High / Building B (1963)	\$550	6,100	\$3,355,000	0.0%	0.0%	1.2%	10.8%
El Camino Junior High / Building C (1963)	\$550	3,600	\$1,980,000	0.0%	0.0%	1.1%	3.8%
El Camino Junior High / Building D (1963)	\$550	9,200	\$5,060,000	0.0%	0.0%	1.7%	9.7%
El Camino Junior High / Building E (1963)	\$550	3,600	\$1,980,000	0.0%	0.0%	1.1%	2.9%
El Camino Junior High / Building F (2004)	\$550	15,000	\$8,250,000	0.0%	0.0%	0.0%	9.5%
El Camino Junior High / Cafeteria (1963)	\$550	6,600	\$3,630,000	0.0%	0.0%	0.2%	11.4%
El Camino Junior High / Gymnasium (2004)	\$550	11,500	\$6,325,000	0.0%	0.0%	0.0%	8.5%
El Camino Junior High / Library (2004)	\$550	3,800	\$2,090,000	0.0%	0.0%	0.0%	7.7%
El Camino Junior High / Regalado Building (1963)	\$550	2,300	\$1,265,000	0.0%	0.9%	2.6%	6.7%

### 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.

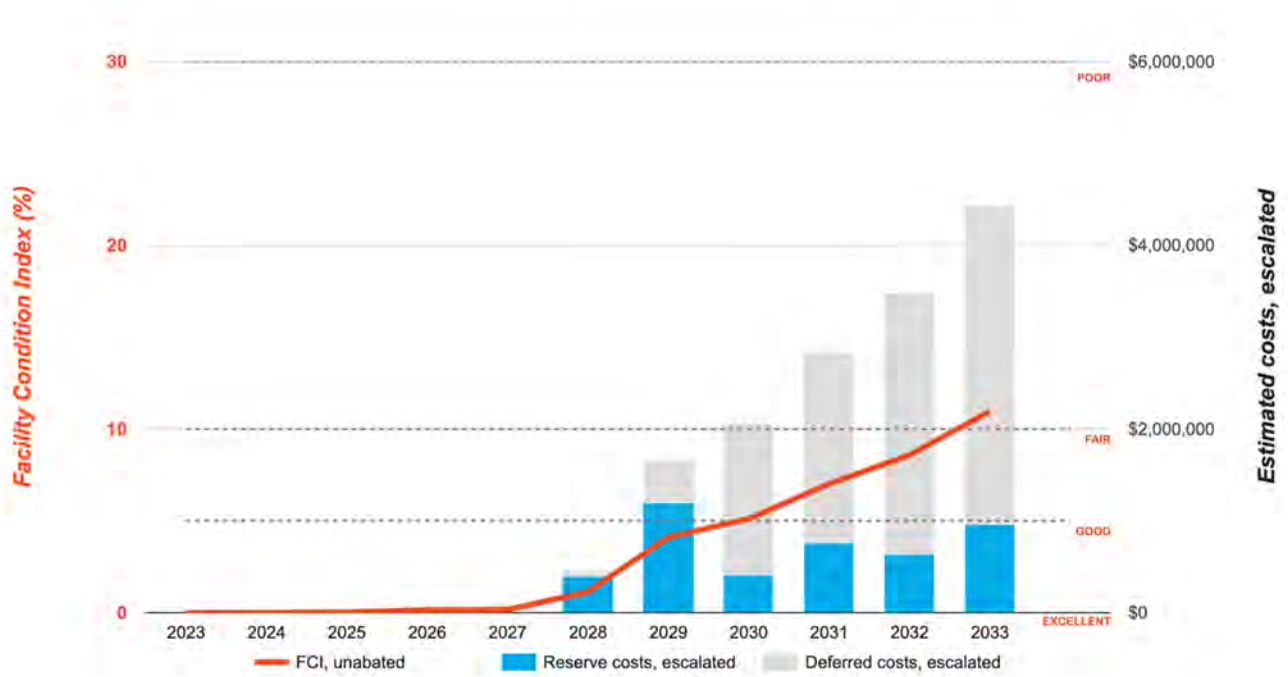
## Needs by Year with Unaddressed FCI Over Time

### FCI Analysis: El Camino Junior High

Replacement Value: \$40,480,000

Inflation Rate: 3.0%

Average Needs per Year: \$403,700



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

<b>Systems Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
Facade	-	-	\$263,444	\$539,754	\$943,172	\$1,746,370
Roofing	-	\$5,743	\$22,610	\$385,590	\$25,637	\$439,580
Interiors	-	\$4,475	-	\$1,122,325	\$1,390,419	\$2,517,219
Conveying	-	-	-	\$19,495	\$83,441	\$102,936
Plumbing	-	-	\$2,186	\$28,790	\$1,010,366	\$1,041,342
HVAC	-	-	\$115,489	\$426,586	\$500,559	\$1,042,634
Fire Protection	-	-	-	-	\$9,901	\$9,901
Electrical	-	-	-	\$370,024	\$596,712	\$966,736
Fire Alarm & Electronic Systems	-	-	-	\$454,021	\$109,547	\$563,568
Equipment & Furnishings	-	-	-	\$481,225	\$479,111	\$960,336
Special Construction & Demo	-	-	-	-	\$17,075	\$17,075
Site Development	-	-	\$35,030	\$95,989	\$946,617	\$1,077,636
Site Pavement	-	-	\$12,933	\$19,411	\$168,791	\$201,135
Site Utilities	-	-	-	\$35,350	-	\$35,350
<b>TOTALS (3% inflation)</b>	<b>-</b>	<b>\$10,300</b>	<b>\$451,700</b>	<b>\$3,978,600</b>	<b>\$6,281,400</b>	<b>\$10,722,000</b>

### Immediate Needs

<b>Facility/Building</b>	<b>Total Items</b>	<b>Total Cost</b>
Total	0	\$0



## Key Findings



### Roofing in Poor condition.

Asphalt Shingle, 20-Year Standard  
Regalado Building El Camino Junior High Roof

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

Priority Score: **89.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$5,400

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Leaks reported - AssetCALC ID: 5353763



### Suspended Ceilings in Poor condition.

Acoustical Tile (ACT)  
Regalado Building El Camino Junior High  
Throughout building

Uniformat Code: C1070  
Recommendation: **Replace in 2025**

Priority Score: **81.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$4,200

\$\$\$\$

Reported leaks causing the tiles to discolor and sag - AssetCALC ID: 5353762



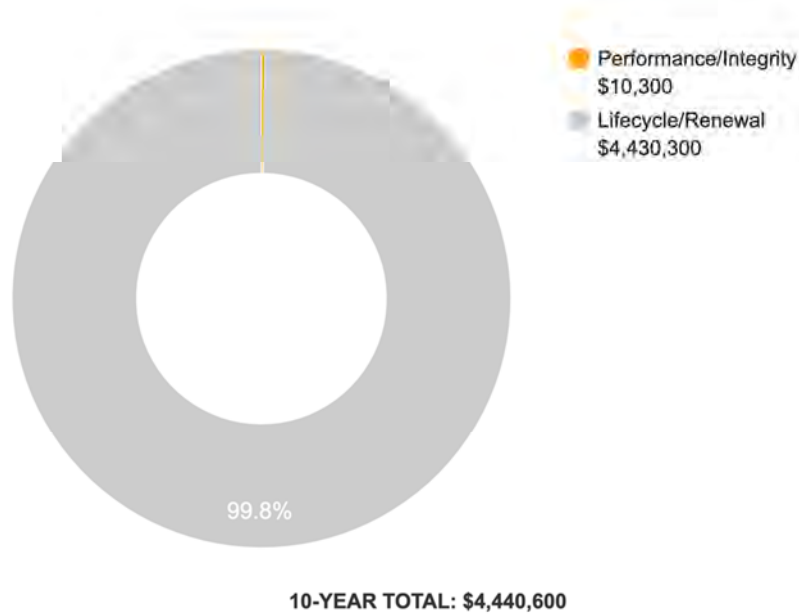
## Plan Types

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

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



## 2. Administration/Building A



### Administration/Building A: Systems Summary

<b>Constructed/Renovated</b>	1963	
<b>Building/Group Size</b>	11,000 SF	
<b>Number of Stories</b>	One story above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure over concrete slab foundation	Fair
<b>Façade</b>	Primary Wall Finish: Stucco Secondary Wall Finish: Brick Windows: Aluminum	Fair
<b>Roof</b>	Primary: Gable construction with asphalt shingle roof Secondary: Flat construction with modified bituminous finish	Fair
<b>Interiors</b>	Walls: Painted gypsum board, ceramic tile, vinyl Floors: Carpet, VCT, ceramic tile Ceilings: Suspended ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Distribution: Copper supply and cast-iron waste and venting Hot Water: None Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

## Administration/Building A: Systems Summary

<b>HVAC</b>	Non-Central System: Furnaces with split system units Supplemental components: Heat pump	Fair
<b>Fire Suppression</b>	Fire extinguishers only	Fair
<b>Electrical</b>	Source and Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
<b>Key Issues and Findings</b>	None observed at time of assessment.	

### 3. Annex Building



#### Annex Building: Systems Summary

<b>Constructed/Renovated</b>	1963	
<b>Group Size</b>	900 SF	
<b>Number of Stories</b>	One story above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure over concrete slab foundation	Fair
<b>Façade</b>	Wall Finish: Wood Windows: Aluminum	Fair
<b>Roof</b>	Gable construction with asphalt shingle roof	Fair
<b>Interiors</b>	Walls: Painted gypsum board Floors: Carpet, VCT Ceilings: Suspended ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Distribution: Copper supply and cast-iron waste and venting Hot Water: None Fixtures: Toilets and sinks in all restrooms	Fair

<b>Annex Building: Systems Summary</b>		
<b>HVAC</b>	None	--
<b>Fire Suppression</b>	Fire extinguishers only	Fair
<b>Electrical</b>	Source and Distribution: Main panel with copper wiring Interior Lighting: LED, linear fluorescent	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
<b>Key Issues and Findings</b>	None observed at time of assessment.	

## 4. Building B



### Building B: Systems Summary

<b>Constructed/Renovated</b>	1963	
<b>Group Size</b>	6,100 SF	
<b>Number of Stories</b>	One story above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure over concrete slab foundation	Fair
<b>Façade</b>	Primary Wall Finish: Stucco Secondary Wall Finish: Brick Windows: Aluminum	Fair
<b>Roof</b>	Gable construction with asphalt shingle roof	Fair
<b>Interiors</b>	Walls: Painted gypsum board, ceramic tile, vinyl Floors: Carpet, VCT, ceramic tile Ceilings: Suspended ACT, painted gypsum board, hard tile	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Distribution: Copper supply and cast-iron waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets and sinks in all restrooms	Fair

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

## 5. Building C



Building C: Systems Summary		
<b>Constructed/Renovated</b>	1963	
<b>Building/Group Size</b>	3,600 SF	
<b>Number of Stories</b>	One story above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure over concrete slab foundation	Fair
<b>Façade</b>	Wall Finish: Brick Windows: Aluminum	Fair
<b>Roof</b>	Gable construction with clay tile roof	Fair
<b>Interiors</b>	Walls: Painted gypsum board Floors: Wood Ceilings: Hard tile	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Distribution: Copper supply and cast-iron waste and venting Hot Water: None	Fair



## Building C: Systems Summary

<b>HVAC</b>	Non-Central System: Furnaces with split system units	Fair
<b>Fire Suppression</b>	Fire extinguishers only	Fair
<b>Electrical</b>	Source and Distribution: Main panel with copper wiring Interior Lighting: LED, linear fluorescent	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights	Fair
<b>Equipment/Special</b>	None	Fair
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
<b>Key Issues and Findings</b>	None observed at time of assessment.	

## 6. Building D



### Building D: Systems Summary

<b>Constructed/Renovated</b>	1963
<b>Group Size</b>	9,200 SF
<b>Number of Stories</b>	One story above grade
<i>System</i>	<i>Description</i> <span style="float: right;"><i>Condition</i></span>
<b>Structure</b>	Conventional wood frame structure over concrete slab foundation <span style="float: right;">Fair</span>
<b>Façade</b>	Wall Finish: Brick Windows: Aluminum <span style="float: right;">Fair</span>
<b>Roof</b>	Gable construction with asphalt shingle roof <span style="float: right;">Fair</span>
<b>Interiors</b>	Walls: Ceramic tile, vinyl Floors: Carpet, ceramic tile Ceilings: Suspended ACT <span style="float: right;">Fair</span>
<b>Elevators</b>	None <span style="float: right;">--</span>
<b>Plumbing</b>	Distribution: Copper supply and cast-iron waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms <span style="float: right;">Fair</span>

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

## 7. Building E



### Building E: Systems Summary

<b>Constructed/Renovated</b>	1963
<b>Group Size</b>	3,600 SF
<b>Number of Stories</b>	One story above grade
<i>System</i>	<i>Description</i> <span style="float: right;"><i>Condition</i></span>
<b>Structure</b>	Conventional wood frame structure over concrete slab foundation <span style="float: right;">Fair</span>
<b>Façade</b>	Wall Finish: Brick Windows: Aluminum <span style="float: right;">Fair</span>
<b>Roof</b>	Gable construction with clay tile roof <span style="float: right;">Fair</span>
<b>Interiors</b>	Walls: Painted gypsum board Floors: Wood Ceilings: Hard tile <span style="float: right;">Fair</span>
<b>Elevators</b>	None <span style="float: right;">--</span>
<b>Plumbing</b>	Distribution: Copper supply and cast-iron waste and venting Hot Water: None <span style="float: right;">Fair</span>

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

## 8. Building F



Building F: Systems Summary		
<b>Constructed/Renovated</b>	2004	
<b>Building/Group Size</b>	15,000 SF	
<b>Number of Stories</b>	Two story above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Modular steel frame construction on a concrete slab foundation	Fair
<b>Façade</b>	Wall Finish: Stucco Windows: Aluminum	Fair
<b>Roof</b>	Gable construction with metal roof	Fair
<b>Interiors</b>	Walls: Ceramic tile, vinyl Floors: Carpet, ceramic tile Ceilings: Suspended ACT, painted gypsum board	Fair
<b>Elevators</b>	One hydraulic car serving all floors	Fair
<b>Plumbing</b>	Distribution: Copper supply and cast-iron waste and venting Hot Water: Electric water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

## Building F: Systems Summary

<b>HVAC</b>	Non-Central System: Furnaces with split system units	Fair
<b>Fire Suppression</b>	Wet fire sprinkler system and fire extinguishers	Fair
<b>Electrical</b>	Source and Distribution: Main panel with copper wiring Interior Lighting: LED, linear fluorescent	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
<b>Key Issues and Findings</b>	None observed at time of assessment.	

## 9. Cafeteria



### Cafeteria: Systems Summary

<b>Constructed/Renovated</b>	1963
<b>Group Size</b>	6,600 SF
<b>Number of Stories</b>	One story above grade
<i>System</i>	<i>Description</i> <span style="float: right;"><i>Condition</i></span>
<b>Structure</b>	Steel frame construction with steel joist and metal decking on concrete slab <span style="float: right;">Fair</span>
<b>Façade</b>	Wall Finish: Stucco Windows: Aluminum <span style="float: right;">Fair</span>
<b>Roof</b>	Gable construction with asphalt shingle roof <span style="float: right;">Fair</span>
<b>Interiors</b>	Walls: Painted gypsum board, vinyl Floors: VCT, elastomeric coating Ceilings: Hard tile, painted gypsum board <span style="float: right;">Fair</span>
<b>Elevators</b>	None <span style="float: right;">--</span>
<b>Plumbing</b>	Distribution: Copper supply and cast-iron waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, and sinks in all restrooms <span style="float: right;">Fair</span>



## Cafeteria: Systems Summary

<b>HVAC</b>	Non-Central System: Furnaces with split system units	Fair
<b>Fire Suppression</b>	Fire extinguishers only	Fair
<b>Electrical</b>	Source and Distribution: Main panel with copper wiring Interior Lighting: LED, linear fluorescent	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	Commercial kitchen equipment	Fair
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
<b>Key Issues and Findings</b>	None observed at time of assessment.	

## 10. Gymnasium



### Gymnasium: Systems Summary

<b>Constructed/Renovated</b>	2004	
<b>Group Size</b>	11,500 SF	
<b>Number of Stories</b>	One story above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Concrete tilt-up bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Fair
<b>Façade</b>	Wall Finish: Stucco Windows: Aluminum	Fair
<b>Roof</b>	Primary: Flat construction with modified bituminous finish Secondary: Gable construction with Metal finish	Fair
<b>Interiors</b>	Walls: Painted gypsum board, ceramic tile Floors: Carpet, VCT, ceramic tile, wood Ceilings: Painted gypsum board	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Distribution: Copper supply and cast-iron waste and venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

<b>Gymnasium: Systems Summary</b>		
<b>HVAC</b>	Non-Central System: Packaged units Supplemental components: Split system	Fair
<b>Fire Suppression</b>	Fire extinguishers only	Fair
<b>Electrical</b>	Source and Distribution: Main panel with copper wiring Interior Lighting: LED, linear fluorescent	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	Gymnasium equipment	Fair
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
<b>Key Issues and Findings</b>	None observed at time of assessment.	

# 11. Library



## Library: Systems Summary

<b>Constructed/Renovated</b>	2004	
<b>Group Size</b>	3,800 SF	
<b>Number of Stories</b>	One story above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure over concrete slab foundation	Fair
<b>Façade</b>	Wall Finish: Stucco Windows: Aluminum	Fair
<b>Roof</b>	Gable construction with metal roof	Fair
<b>Interiors</b>	Walls: Vinyl Floors: Carpet Ceilings: Suspended ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Distribution: None Hot Water: None Fixtures: None	--

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

## 12.Regalado Building



### Regalado Building: Systems Summary

<b>Constructed/Renovated</b>	1963	
<b>Group Size</b>	2,300 SF	
<b>Number of Stories</b>	One story above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure over concrete slab foundation	Fair
<b>Façade</b>	Primary Wall Finish: Wood panel Secondary Wall Finish: Metal Windows: Aluminum	Fair
<b>Roof</b>	Primary: Gable construction with asphalt shingle roof Secondary: Flat construction with metal finish	Fair
<b>Interiors</b>	Walls: Vinyl Floors: Carpet Ceilings: Suspended ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Distribution: Copper supply and cast-iron waste and venting Hot Water: Electric water heater with integral tank	Fair

<b>Regalado Building: Systems Summary</b>		
<b>HVAC</b>	Non-Central System: Packaged Unit	Fair
<b>Fire Suppression</b>	Fire extinguishers only	Fair
<b>Electrical</b>	Source and Distribution: Main panel with copper wiring Interior Lighting: LED, linear fluorescent	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
<b>Key Issues and Findings</b>	Roof leaks, damaged ACT	

## 13. Site Summary



Site Information		
System	Description	Condition
<b>Pavement/Flatwork</b>	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
<b>Site Development</b>	Building-mounted and Property entrance signage; chain link fencing Basketball courts and sports fields with fencing, and site lights Limited park benches, picnic tables, trash receptacles	Fair
<b>Landscaping and Topography</b>	Limited landscaping features including lawns, trees, bushes, and planters Irrigation present Low to moderate site slopes throughout	Fair
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Fair
<b>Site Lighting</b>	Pole-mounted: LED Building-mounted: LED	Fair
<b>Ancillary Structures</b>	Storage sheds and Prefabricated modular buildings	Good
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix D.	
<b>Key Issues and Findings</b>	None observed at time of assessment.	



## 14. Property Space Use and Observed Areas

### Areas Observed

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

### Key Spaces Not Observed

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

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

## 15.ADA Accessibility

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

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

However, this does not:

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

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

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

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

The campus was originally constructed in 1963. The campus has since been substantially renovated in 2004.

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

Campus: Accessibility Summary			
<i>Facility</i>	<i>Year Built/ Renovated</i>	<i>Prior Study Provided?</i>	<i>Major/Moderate Issues Observed?</i>
Administration/Building A	1963	No	No
Annex Building	1963	No	No
Building B	1963	No	No



### Campus: Accessibility Summary

Building C	1963	No	No
Building D	1963	No	No
Building E	1963	No	No
Building F	2004	No	No
Cafeteria	1963	No	No
Gymnasium	2004	No	No
Library	2004	No	No
Regalago Building	1963	No	No
General Site	1963	No	No

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

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

## 16. 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	
<b>Excellent</b>	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.
<b>Good</b>	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.
<b>Fair</b>	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.
<b>Poor</b>	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.
<b>Failed</b>	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
<b>Not Applicable</b>	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.



## 17. 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.

## 18. Certification

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The DLR Group (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of El Camino Junior High, 219 West El Camino 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.

**Prepared by:** Bradley Fleming,  
Project Manager

**Reviewed by:**



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Al Diefert,  
Technical Report Reviewer for  
Gregg Young,  
Program Manager  
[Gregg.Young@bureauveritas.com](mailto:Gregg.Young@bureauveritas.com)  
800.733.0660



## 19. Appendices

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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

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## Photographic Overview



1 - ADMINISTRATION/BUILDING A



2 - CAFETERIA



3 - LIBRARY



4 - ANNEX BUILDING



5 - BUILDING B



6 - BUILDING F



### Photographic Overview



7 - BUILDING E



8 - BUILDING C



9 - GYMNASIUM



10 - REGALADO BUILDING



11 - BUILDING D



12 - OVERVIEW OF CAMPUS



### Photographic Overview



13 - CLASSROOM



14 - REGALADO STORAGE



15 - MUSIC CLASSROOM



16 - ADMINISTRATION OFFICE



17 - CAFETERIA



18 - KITCHEN



# Photographic Overview



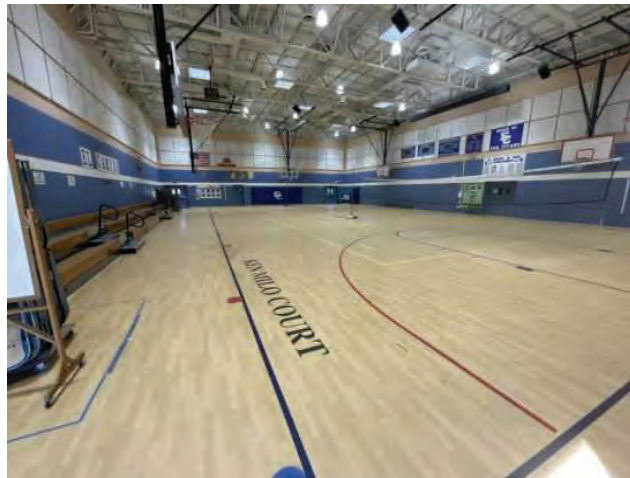
19 - CLASSROOM



20 - LIBRARY



21 - CLASSROOM



22 - GYMNASIUM



23 - CLASSROOM



24 - RESTROOM



### Photographic Overview



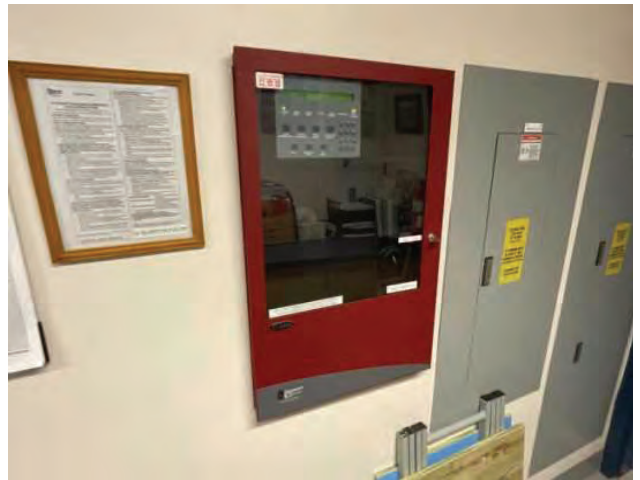
25 - SWITCHBOARD



26 - PACKAGED UNIT



27 - HEAT PUMP



28 - FIRE ALARM PANEL



29 - FURNACE



30 - ELEVATOR EQUIPMENT



### Photographic Overview



31 - PORTABLES



32 - PROPERTY SIGNAGE



33 - BASKETBALL COURT



34 - RUNNING TRACK



35 - STORAGE SHED



36 - PARKING LOT



# Appendix B:

## Site Plan

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# Site Plan



**BUREAU  
VERITAS**

## Project Number

158764.22R000-009.017

## Source

Google

## Project Name

El Camino Junior High

## On-Site Date

January 31, 2023



## Appendix C:

### Pre-Survey Questionnaire

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# BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

**Building / Facility Name:** El Camino Junior High

**Name of person completing form:** Javier

**Title / Association w/ property:** \_\_\_\_\_

**Length of time associated w/ property:** \_\_\_\_\_

**Date Completed:** 1/31/2023

**Phone Number:** 559-339-7698

**Method of Completion:** INTERVIEW - verbally completed during interview

**Directions:** Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any **Yes** responses.

Data Overview		Response		
1	Year(s) constructed	Constructed 1963	Renovated 2004	
2	Building size in SF	90,000	<b>SF</b>	
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	The gymnasium, library, and building F were constructed in 2004 as a major remodel of the campus		
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.			

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

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

Signature of Assessor

Signature of POC

## **Appendix D:** Accessibility Review and Photos

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## Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: El Camino Junior High

BV Project Number: 158764.22R000-009.017

### Abbreviated Accessibility Checklist

#### Facility History & Interview

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

## Abbreviated Accessibility Checklist

### Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL

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



## Abbreviated Accessibility Checklist

### Exterior Accessible Route



ACCESSIBLE PATH



ACCESSIBLE 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 ?	✘			

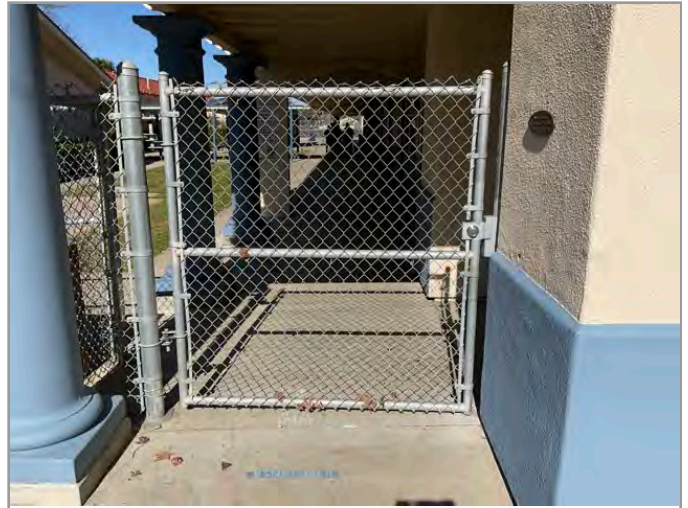
7	Do ramps on an accessible route appear to have compliant end and intermediate landings ?	X			
8	Do ramps and stairs on an accessible route appear to have compliant handrails?	X			
9	For stairways that are open underneath, are permanent barriers present that prevent or discourage access?			X	

## Abbreviated Accessibility Checklist

### Building Entrances



MAIN ENTRANCE



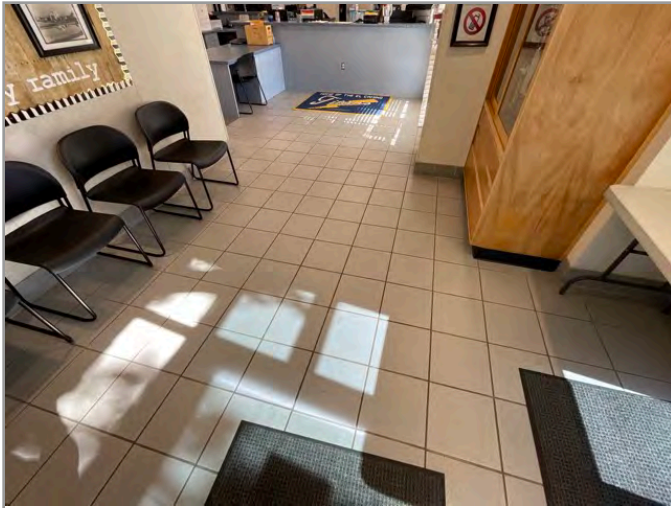
ADDITIONAL ENTRANCE

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

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

# Abbreviated Accessibility Checklist

## Interior Accessible Route



ACCESSIBLE INTERIOR PATH



DOOR HARDWARE

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

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

# Abbreviated Accessibility Checklist

## Elevators



LOBBY LOOKING AT CABS (WITH DOORS OPEN)



IN-CAB CONTROLS

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

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



## Abbreviated Accessibility Checklist

### Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

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

## Abbreviated Accessibility Checklist

### Kitchens/Kitchenettes

*Kitchens/Kitchenettes section not applicable at this site.*

## Abbreviated Accessibility Checklist

### Playgrounds & Swimming Pools

*Playgrounds & Swimming Pools section not applicable at this site.*

## **Appendix E:** Component Condition Report

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**Component Condition Report | El Camino Junior High / Administration/Building A**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	3,800 SF	6	5353618
B2020	Building Exterior	Fair	Storefront, Glazing & Framing	500 SF	16	5353597
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	60	5	5353616
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	4	14	5353608
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	28	12	5353614
<b>Roofing</b>						
B3010	Roof	Fair	Roofing, Modified Bitumen	2,500 SF	10	5353595
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	12,500 SF	10	5353617
<b>Interiors</b>						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	8	13	5353625
C1030	Throughout building	Fair	Door Hardware, School, per Door	40	13	5353624
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	11,000 SF	8	5353593
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	5	9	5353600
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	9,000 SF	6	5353594
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	500 SF	18	5353601
C2010	Throughout building	Fair	Wall Finishes, Vinyl	4,500 SF	9	5353607
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	200 SF	8	5353612
C2030	Throughout building	Fair	Flooring, Ceramic Tile	2,800 SF	18	5353604
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	8,000 SF	6	5353589
<b>Plumbing</b>						
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	4	16	5353609
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	9	5353622
D2010	Restrooms	Fair	Urinal, Standard	2	16	5353606
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	4	16	5353599
<b>HVAC</b>						
D3020	Mechanical room	Fair	Furnace, Gas	6	5	5353615
D3020	Mechanical room	Fair	Furnace, Gas	2	5	5353598
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	3	5	5353596
D3030	Mechanical room	Fair	Heat Pump, Packaged & Wall-Mounted, 4.5 to 5 TON	1	5	5353626
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	11,000 SF	12	5353610
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	16	5	5353620
<b>Electrical</b>						
D5020	Mechanical room	Fair	Switchboard, 120/208 V	1	17	5353591
D5030	Mechanical room	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	11,000 SF	17	5353619
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	11,000 SF	9	5353592
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign, LED	3	6	5353623
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	28	9	5353621
<b>Fire Alarm &amp; Electronic Systems</b>						

**Component Condition Report | El Camino Junior High / Administration/Building A**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	11,000 SF	8	5353605
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	11,000 SF	10	5353590
D7050	Throughout building	Fair	Fire Alarm Panel, Fully Addressable	1	8	5353602
<b>Equipment &amp; Furnishings</b>						
E1040	Throughout building	Good	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	8	5353603
E2010	Throughout building	Fair	Casework, Cabinetry Economy	500 LF	10	5353611
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	350 LF	8	5353613

**Component Condition Report | El Camino Junior High / Annex Building**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	120 SF	6	5353749
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	9	5	5353744
B2050	Building Exterior	Fair	Exterior Door, Wood, Solid-Core	2	8	5353743
<b>Roofing</b>						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	1,300 SF	4	5353735
<b>Interiors</b>						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	7	12	5353745
C1030	Throughout building	Fair	Door Hardware, School, per Door	9	8	5353747
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	900 SF	8	5353737
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	1,000 SF	6	5353739
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	50 SF	7	5353750
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	850 SF	6	5353742
<b>Plumbing</b>						
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	14	5353736
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	1	14	5353740
<b>Electrical</b>						
D5020	Throughout building	Fair	Distribution Panel, 120/240 V, Residential Style	1	13	5353746
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	900 SF	13	5353734
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	900 SF	10	5353738
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	2	8	5353741
<b>Fire Alarm &amp; Electronic Systems</b>						
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	900 SF	8	5353748

**Component Condition Report | El Camino Junior High / Building B**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	2,600 SF	6	5354053
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, up to 15 SF	48	5	5354042
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	12	16	5354061

**Component Condition Report | El Camino Junior High / Building B**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Roofing</b>						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	8,700 SF	7	5354062
<b>Interiors</b>						
C1030	Throughout building	Fair	Door Hardware, School, per Door	24	14	5354059
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	12	17	5354048
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	4,000 SF	10	5354037
C1070	Throughout building	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	600 SF	12	5354040
C2010	Throughout building	Fair	Wall Finishes, Vinyl	9,000 SF	8	5354058
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	1,000 SF	6	5354045
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	500 SF	17	5354057
C2030	Restrooms	Fair	Flooring, Ceramic Tile	400 SF	18	5354049
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	5,100 SF	6	5354068
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	600 SF	8	5354056
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,500 SF	6	5354066
<b>Plumbing</b>						
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	3	15	5354065
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	2	15	5354055
D2010	Mechanical room	Fair	Water Heater, Gas, Residential	1	7	5354050
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	6,100 SF	18	5354067
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	15	5354039
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	6	5354041
<b>HVAC</b>						
D3020	Mechanical room	Fair	Furnace, Gas	4	8	5354054
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	2	8	5354051
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	6,100 SF	14	5354064
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	8	8	5354036
<b>Fire Protection</b>						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	6,100 SF	11	5354069
<b>Electrical</b>						
D5020	Throughout building	Fair	Distribution Panel, 120/208 V	1	13	5354052
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	6,100 SF	18	5354043
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	8	9	5354060
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	6,100 SF	9	5354047
<b>Fire Alarm &amp; Electronic Systems</b>						
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	6,100 SF	11	5354038
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	6,100 SF	9	5354063
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	6,100 SF	11	5354044
<b>Equipment &amp; Furnishings</b>						
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	120 LF	8	5354046
E2010	Throughout building	Fair	Casework, Cabinetry Economy	120 LF	8	5354035



**Component Condition Report | El Camino Junior High / Building C**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	2,600 SF	6	5354248
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	18	5	5354260
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	6	16	5354262
<b>Roofing</b>						
B3010	Roof	Fair	Roofing, Clay/Concrete Tile	3,600 SF	26	5354253
<b>Interiors</b>						
C1030	Throughout building	Fair	Door Hardware, School, per Door	6	13	5354256
C1070	Throughout building	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	3,600 SF	12	5354263
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	6,200 SF	6	5354252
C2030	Throughout building	Fair	Flooring, Wood, Strip	3,600 SF	11	5354261
<b>Plumbing</b>						
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	36	12	5354246
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	3,600 SF	18	5354257
<b>HVAC</b>						
D3020	Mechanical room	Fair	Furnace, Gas	6	10	5354255
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	3,600 SF	13	5354249
<b>Electrical</b>						
D5020	Building exterior	Fair	Distribution Panel, 120/208 V	1	14	5354259
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	3,600 SF	18	5354250
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	8	11	5354254
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	3,600 SF	11	5354258
<b>Fire Alarm &amp; Electronic Systems</b>						
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	3,600 SF	10	5354247
<b>Equipment &amp; Furnishings</b>						
E2010	Throughout building	Fair	Casework, Cabinetry Economy	360 LF	12	5354251
E2010	Throughout building	Fair	Casework, Countertop, Solid Surface	260 LF	22	5354264

**Component Condition Report | El Camino Junior High / Building D**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	2,000 SF	6	5353904
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	70	5	5353883
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	22	16	5353881
<b>Roofing</b>						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	12,300 SF	7	5353903
<b>Interiors</b>						
C1030	Throughout building	Fair	Door Hardware, School, per Door	22	14	5353885
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	9,200 SF	8	5353905
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	600 SF	18	5353901

**Component Condition Report | El Camino Junior High / Building D**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2010	Throughout building	Fair	Wall Finishes, Vinyl	10,000 SF	7	5353879
C2030	Restrooms	Fair	Flooring, Ceramic Tile	500 SF	17	5353892
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	8,000 SF	6	5353884
<b>Plumbing</b>						
D2010	Restrooms	Fair	Sink/Lavatory, Service Sink, Wall-Hung	6	14	5353882
D2010	Utility closet	Fair	Water Heater, Gas, Residential	1	7	5353898
D2010	Restrooms	Fair	Urinal, Standard	4	14	5353893
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	16	5353887
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	9,200 SF	17	5353891
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	12	14	5353886
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	8	14	5353899
<b>HVAC</b>						
D3020	Throughout building	Fair	Furnace, Gas	2	6	5353902
D3020	Throughout building	Fair	Furnace, Gas	6	6	5353878
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	9,200 SF	13	5353890
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	16	6	5353894
<b>Electrical</b>						
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	15	5353897
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	9,200 SF	18	5353900
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	9,200 SF	9	5353888
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	28	9	5353896
<b>Fire Alarm &amp; Electronic Systems</b>						
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	9,200 SF	11	5353895
<b>Equipment &amp; Furnishings</b>						
E2010	Throughout building	Fair	Casework, Cabinetry Economy	300 LF	12	5353889
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	200 LF	8	5353880

**Component Condition Report | El Camino Junior High / Building E**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	2,600 SF	6	5353811
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	18	5	5353809
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	6	16	5353805
<b>Roofing</b>						
B3010	Roof	Fair	Roofing, Clay/Concrete Tile	3,600 SF	26	5353813
<b>Interiors</b>						
C1030	Throughout building	Fair	Door Hardware, School, per Door	6	13	5353820
C1070	Throughout building	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	3,600 SF	12	5353815
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	6,200 SF	6	5353823
C2030	Throughout building	Fair	Flooring, Wood, Strip	3,600 SF	11	5353812

**Component Condition Report | El Camino Junior High / Building E**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Plumbing</b>						
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	3,600 SF	18	5353806
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	36	12	5353818
<b>HVAC</b>						
D3020	Mechanical room	Fair	Furnace, Gas	1	10	5353822
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	3,600 SF	13	5353807
<b>Electrical</b>						
D5020	Building exterior	Fair	Distribution Panel, 120/208 V	1	14	5353816
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	3,600 SF	18	5353808
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	8	11	5353814
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	3,600 SF	11	5353810
<b>Fire Alarm &amp; Electronic Systems</b>						
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	3,600 SF	10	5353821
<b>Equipment &amp; Furnishings</b>						
E2010	Throughout building	Fair	Casework, Countertop, Solid Surface	260 LF	22	5353819
E2010	Throughout building	Fair	Casework, Cabinetry Economy	360 LF	12	5353817

**Component Condition Report | El Camino Junior High / Building F**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	6,200 SF	6	5353775
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 28-40 SF	40	11	5353774
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	38	21	5353786
<b>Roofing</b>						
B3010	Roof	Fair	Roofing, Metal	10,000 SF	21	5353784
<b>Interiors</b>						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	20	21	5353793
C1030	Throughout building	Fair	Door Hardware, School, per Door	58	11	5353804
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	14,500 SF	9	5353797
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	14	8	5353773
C2010	Throughout building	Fair	Wall Finishes, Vinyl	20,000 SF	8	5353772
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	600 SF	21	5353801
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	14,500 SF	6	5353777
C2030	Restrooms	Fair	Flooring, Ceramic Tile	500 SF	21	5353795
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	500 SF	6	5353794
<b>Conveying</b>						
D1010	Elevator	Fair	Elevator Cab Finishes, Standard	1	7	5353779
D1010	Elevator	Fair	Elevator Controls, Automatic, 1 Car	1	10	5353798
D1010	Elevator	Fair	Passenger Elevator, Hydraulic, 2 Floors, Renovate	1	11	5353800
<b>Plumbing</b>						

**Component Condition Report | El Camino Junior High / Building F**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Utility closet	Fair	Water Heater, Electric, Residential	1	7	5353780
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	8	11	5353802
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	14	11	5353792
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Floor	1	16	5353778
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	32	11	5353771
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	15,000 SF	21	5353790
D2010	Restrooms	Fair	Urinal, Standard	6	11	5353776
<b>HVAC</b>						
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	12	7	5353781
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	15,000 SF	11	5353799
<b>Fire Protection</b>						
D4010	Throughout building	Fair	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	15,000 SF	21	5353785
<b>Electrical</b>						
D5020	Throughout building	Fair	Distribution Panel, 120/208 V	1	11	5353789
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	15,000 SF	21	5353788
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	15,000 SF	10	5353803
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	32	10	5353796
<b>Fire Alarm &amp; Electronic Systems</b>						
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	15,000 SF	9	5353783
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	15,000 SF	9	5353791
<b>Equipment &amp; Furnishings</b>						
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	350 LF	8	5353787
E2010	Throughout building	Fair	Casework, Cabinetry Economy	500 LF	8	5353782

**Component Condition Report | El Camino Junior High / Cafeteria**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	3,000 SF	6	5354165
B2020	Kitchen	Fair	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF	1	10	5354135
B2020	Kitchen	Fair	Screens & Shutters, Rolling Security Shutter, 55 to 100 SF	1	10	5354146
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	6	5	5354152
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	10	16	5354137
<b>Roofing</b>						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	7,600 SF	10	5354143
<b>Interiors</b>						
C1030	Throughout building	Fair	Interior Door, Steel, Standard	3	18	5354129
C1030	Throughout building	Fair	Door Hardware, School, per Door	13	14	5354128
C1070	Cafeteria	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	4,600 SF	10	5354168
C2010	Cafeteria	Fair	Wall Finishes, Vinyl	200 SF	8	5354156
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	8,000 SF	6	5354147

**Component Condition Report | El Camino Junior High / Cafeteria**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2010	Restrooms	Fair	Wall Finishes, Vinyl	100 SF	7	5354127
C2030	Throughout building	Fair	Flooring, any surface, w/ Elastomeric Coating, Prep & Paint	2,000 SF	6	5354141
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	4,600 SF	7	5354154
C2050	Kitchen	Fair	Ceiling Finishes, any flat surface, Prep & Paint	2,000 SF	6	5354134
<b>Plumbing</b>						
D2010	Kitchen	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	1	14	5354162
D2010	Cafeteria	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	8	5354155
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	14	5354167
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	1	14	5354136
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	15	5354153
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	6,600 SF	17	5354126
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	15	5354163
<b>HVAC</b>						
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	6,600 SF	16	5354130
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	2	8	5354132
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	10	8	5354164
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	5	8	5354133
D3060	Kitchen	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated	1	11	5354124
<b>Electrical</b>						
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	14	5354166
D5030	Electrical room	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	6,600 SF	18	5354149
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	6,600 SF	9	5354139
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	8	9	5354145
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign, LED	6	6	5354159
<b>Fire Alarm &amp; Electronic Systems</b>						
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	6,600 SF	10	5354148
D7050	Throughout building	Fair	Fire Alarm Panel, Fully Addressable	1	8	5354138
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	6,600 SF	10	5354158
<b>Equipment &amp; Furnishings</b>						
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	12	5354140
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	2	8	5354161
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	12	5354151
E1030	Kitchen	Fair	Foodservice Equipment, Range/Oven, 6-Burner	1	8	5354142
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	4	8	5354131
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	2	8	5354150
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	3	6	5354160
E1030	Kitchen	Fair	Foodservice Equipment, Tilting Skillet	1	12	5354157
E2010	Office	Fair	Casework, Cabinetry Economy	20 LF	9	5354125
E2010	Office	Fair	Casework, Countertop, Plastic Laminate	20 LF	8	5354144

**Component Condition Report | El Camino Junior High / Gymnasium**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	10,000 SF	6	5354176
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 28-40 SF	8	11	5354195
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	14	21	5354197
<b>Roofing</b>						
B3010	Roof	Fair	Roofing, Metal	2,500 SF	21	5354184
B3010	Roof	Fair	Roofing, Modified Bitumen	9,000 SF	9	5354188
B3020	Roof	Fair	Roof Appurtenances, Roof Access Ladder, Steel	30 LF	21	5354177
B3060	Roof	Fair	Roof Skylight, per unit, up to 20 SF	12	11	5354209
B3060	Roof	Fair	Roof Hatch, Metal	1	11	5354201
<b>Interiors</b>						
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	7	10	5354194
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	14,000 SF	6	5354198
C2010	Gymnasium	Fair	Wall Finishes, Fiberglass Paneling	1,200 SF	31	5354172
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	600 SF	21	5354189
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	1,000 SF	6	5354171
C2030	Gymnasium	Good	Flooring, Maple Sports Floor, Refinish	9,000 SF	7	5354182
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	1,000 SF	8	5354206
C2030	Restrooms	Fair	Flooring, Ceramic Tile	500 SF	21	5354179
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	2,500 SF	6	5354185
<b>Plumbing</b>						
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	9	11	5354200
D2010	Utility closet	Fair	Water Heater, Electric, Residential	1	9	5354190
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	6	11	5354191
D2010	Restrooms	Fair	Urinal, Standard	3	11	5354193
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	2	9	5354207
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Floor	1	16	5354169
D2010	Utility closet	Fair	Water Heater, Electric, Residential, 30 to 52 GAL	1	4	5354186
D2030	Roof	Fair	Supplemental Components, Drains, Roof	12	9	5354180
<b>HVAC</b>						
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	2	9	5354205
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	11,500 SF	11	5354210
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	6	10	5354173
<b>Electrical</b>						
D5020	Utility closet	Fair	Distribution Panel, 120/208 V	1	14	5354204
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	11,500 SF	18	5354181
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	11,500 SF	11	5354196
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign, LED	6	6	5354202
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	12	10	5354192
<b>Fire Alarm &amp; Electronic Systems</b>						

**Component Condition Report | El Camino Junior High / Gymnasium**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	11,500 SF	10	5354170
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	11,500 SF	10	5354175
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	11,500 SF	10	5354178
<b>Equipment &amp; Furnishings</b>						
E1040	Throughout building	Good	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	8	5354208
E2010	Throughout building	Fair	Casework, Cabinetry Economy	50 LF	12	5354187
E2010	Gymnasium	Fair	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat)	160	12	5354174
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	40 LF	8	5354203
<b>Athletic, Recreational &amp; Playfield Areas</b>						
G2050	Gymnasium	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	6	12	5354199
G2050	Gymnasium	Fair	Sports Apparatus, Scoreboard, Electronic Standard	1	14	5354183

**Component Condition Report | El Camino Junior High / Library**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	2,000 SF	6	5353940
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, up to 15 SF	12	11	5353942
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	5	21	5353951
<b>Roofing</b>						
B3010	Roof	Fair	Roofing, Metal	5,200 SF	21	5353953
<b>Interiors</b>						
C1030	Throughout building	Fair	Door Hardware, School, per Door	11	11	5353948
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	6	21	5353944
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	3,800 SF	7	5353941
C2010	Throughout building	Fair	Wall Finishes, Vinyl	5,400 SF	7	5353946
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	3,800 SF	6	5353937
<b>HVAC</b>						
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	2	8	5353939
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	1	8	5353954
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	3,800 SF	11	5353935
<b>Electrical</b>						
D5020	Throughout building	Fair	Distribution Panel, 120/208 V	1	15	5353949
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	3,800 SF	18	5353945
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	3,800 SF	11	5353956
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign, LED	3	6	5353952
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	6	11	5353947
<b>Fire Alarm &amp; Electronic Systems</b>						
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	3,800 SF	12	5353936
D7050	Utility closet	Fair	Fire Alarm Panel, Fully Addressable	1	9	5353943
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	3,800 SF	12	5353938

**Component Condition Report | El Camino Junior High / Library**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Equipment &amp; Furnishings</b>						
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	100 LF	7	5353950
E2010	Throughout building	Fair	Casework, Cabinetry Economy	100 LF	10	5353955

**Component Condition Report | El Camino Junior High / Regalado Building**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	1,400 SF	5	5353758
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	14	6	5353752
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	2	8	5353757
<b>Roofing</b>						
B3010	Roof	Poor	Roofing, Asphalt Shingle, 20-Year Standard	1,300 SF	2	5353763
B3010	Roof	Fair	Roofing, Metal	1,000 SF	5	5353765
<b>Interiors</b>						
C1030	Throughout building	Fair	Door Hardware, School, per Door	2	8	5353754
C1070	Throughout building	Poor	Suspended Ceilings, Acoustical Tile (ACT)	1,100 SF	2	5353762
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	960 SF	6	5353769
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	1,100 SF	6	5353755
<b>Plumbing</b>						
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	1,000 SF	15	5353768
D2010	Utility closet	Fair	Water Heater, Electric, Residential, 30 to 52 GAL	1	3	5353767
<b>HVAC</b>						
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	10	5353753
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	1,100 SF	14	5353756
<b>Electrical</b>						
D5020	Throughout building	Fair	Distribution Panel, 120/240 V, Residential Style	1	16	5353764
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	2,300 SF	16	5353766
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	6	11	5353760
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	2,300 SF	11	5353759
<b>Fire Alarm &amp; Electronic Systems</b>						
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	2,300 SF	10	5353761

**Component Condition Report | El Camino Junior High / Site**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building Exterior	Good	Exterior Walls, any painted surface, Prep & Paint	2,600 SF	7	5354218
B2020	Building Exterior	Good	Window, Aluminum Double-Glazed, 16-25 SF	4	23	5354217
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	2	33	5354230
B2080	Site	Fair	Awning, Metal, each and up to 32 SF per, Refinish	3,500	6	5354238
<b>Roofing</b>						



**Component Condition Report | El Camino Junior High / Site**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B3010	Roof	Good	Roofing, Metal	2,500 SF	33	5354237
<b>Interiors</b>						
C1070	Portables	Good	Suspended Ceilings, Acoustical Tile (ACT)	2,000 SF	18	5354232
C2010	Portables	Good	Wall Finishes, Vinyl	2,600 SF	10	5354219
C2030	Portables	Good	Flooring, Carpet, Commercial Standard	2,000 SF	7	5354241
<b>Plumbing</b>						
D2010	Site	Fair	Backflow Preventer, Domestic Water	1	13	5354215
<b>HVAC</b>						
D3030	Portables	Good	Heat Pump, Packaged & Wall-Mounted	2	15	5354239
D3050	Portables	Good	HVAC System, Ductwork, Medium Density	2,000 SF	23	5354213
<b>Electrical</b>						
D5020	Portables	Good	Distribution Panel, 120/208 V	2	23	5354229
D5030	Portables	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	2,000 SF	33	5354221
D5040	Portables	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	2,000 SF	15	5354234
D5040	Portables	Good	Standard Fixture w/ Lamp, any type, w/ LED Replacement	4	15	5354231
<b>Fire Alarm &amp; Electronic Systems</b>						
D6060	Portables	Good	Intercom/PA System, Public Address Upgrade, Facility-Wide	2,000 SF	15	5354214
D7050	Portables	Good	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	2,000 SF	15	5354242
<b>Special Construction &amp; Demo</b>						
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	400 SF	15	5354235
F1020	Portables	Good	Ancillary Building, Classroom/Office Module, Standard/Permanent	2,000 SF	28	5354227
<b>Pedestrian Plazas &amp; Walkways</b>						
G2020	Site	Fair	Parking Lots, Access Control Equipment, Card Reader	1	10	5354226
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	24,000 SF	3	5354245
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	24,000 SF	12	5354211
<b>Athletic, Recreational &amp; Playfield Areas</b>						
G2050	Site	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	65,000 SF	12	5354228
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	16	12	5354220
G2050	Site	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	65,000 SF	3	5354216
<b>Sitework</b>						
G2060	Site	Fair	Signage, Property, Monument, Replace/Install	1	10	5354236
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 8'	2,000 LF	16	5354225
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	20	10	5354240
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	500 LF	16	5354222
G2060	Site	Fair	Fences & Gates, Vehicle Gate, Chain Link Sliding Electric	1	10	5354224
G2060	Site	Fair	Signage, Property, Building-Mounted Individual Letters, Replace/Install	20	10	5354243
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	18	10	5354223
G2060	Site	Fair	Flagpole, Metal	1	14	5354212
G2060	Site	Fair	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	1	12	5354244
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	6	10	5354233

## Appendix F: Replacement Reserves

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Replacement Reserves Report



2/27/2023

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
El Camino Junior High / Administration/Building A	\$0	\$0	\$0	\$0	\$0	\$187,916	\$111,971	\$0	\$127,245	\$105,594	\$284,276	\$0	\$95,008	\$34,765	\$8,621	\$0	\$222,413	\$140,393	\$113,631	\$0	\$30,880	\$1,462,713
El Camino Junior High / Annex Building	\$0	\$0	\$0	\$0	\$6,094	\$10,863	\$10,777	\$337	\$14,155	\$0	\$5,965	\$0	\$7,657	\$5,392	\$4,642	\$0	\$14,483	\$0	\$0	\$0	\$0	\$80,365
El Camino Junior High / Building B	\$0	\$0	\$0	\$0	\$0	\$39,642	\$67,724	\$46,315	\$128,981	\$59,904	\$20,621	\$52,935	\$3,282	\$3,219	\$56,365	\$15,197	\$101,568	\$31,520	\$167,088	\$0	\$0	\$794,362
El Camino Junior High / Building C	\$0	\$0	\$0	\$0	\$0	\$21,727	\$22,378	\$0	\$0	\$0	\$30,843	\$109,900	\$180,015	\$27,040	\$3,316	\$0	\$36,406	\$0	\$90,681	\$0	\$0	\$522,307
El Camino Junior High / Building D	\$0	\$0	\$0	\$0	\$0	\$84,493	\$176,672	\$98,454	\$58,590	\$70,415	\$0	\$23,030	\$82,038	\$59,230	\$74,932	\$3,415	\$141,756	\$199,630	\$63,066	\$0	\$0	\$1,135,720
El Camino Junior High / Building E	\$0	\$0	\$0	\$0	\$0	\$21,727	\$22,378	\$0	\$0	\$0	\$12,432	\$109,900	\$180,015	\$27,040	\$3,316	\$0	\$36,406	\$0	\$90,681	\$0	\$0	\$503,895
El Camino Junior High / Building F	\$0	\$0	\$0	\$0	\$0	\$0	\$167,969	\$96,984	\$229,777	\$172,319	\$119,985	\$397,789	\$0	\$0	\$0	\$0	\$227,144	\$0	\$0	\$0	\$0	\$1,411,967
El Camino Junior High / Cafeteria	\$0	\$0	\$0	\$0	\$0	\$7,242	\$95,298	\$31,340	\$114,403	\$50,680	\$116,170	\$2,276	\$100,790	\$0	\$19,396	\$7,855	\$185,057	\$131,516	\$34,145	\$0	\$0	\$896,168
El Camino Junior High / Gymnasium	\$0	\$0	\$0	\$0	\$1,110	\$0	\$84,829	\$60,657	\$11,801	\$158,897	\$221,802	\$225,520	\$132,746	\$0	\$16,578	\$0	\$115,410	\$81,518	\$56,442	\$1,730	\$0	\$1,169,040
El Camino Junior High / Library	\$0	\$0	\$0	\$0	\$0	\$0	\$46,013	\$42,865	\$24,435	\$21,450	\$25,776	\$70,061	\$27,612	\$0	\$0	\$3,415	\$61,838	\$0	\$17,726	\$0	\$0	\$341,191
El Camino Junior High / Regalado Building	\$0	\$0	\$10,221	\$1,078	\$0	\$21,854	\$30,087	\$0	\$2,777	\$0	\$18,846	\$18,251	\$0	\$0	\$7,294	\$15,709	\$29,090	\$0	\$1,679	\$0	\$0	\$156,885
El Camino Junior High / Site	\$0	\$0	\$0	\$47,965	\$0	\$0	\$366,431	\$30,733	\$55,605	\$0	\$104,725	\$0	\$763,347	\$81,361	\$4,144	\$65,262	\$598,857	\$41,303	\$87,789	\$0	\$0	\$2,247,522
<b>Grand Total</b>	<b>\$0</b>	<b>\$0</b>	<b>\$10,221</b>	<b>\$49,043</b>	<b>\$7,204</b>	<b>\$395,463</b>	<b>\$1,202,528</b>	<b>\$407,685</b>	<b>\$767,767</b>	<b>\$639,258</b>	<b>\$961,442</b>	<b>\$1,009,662</b>	<b>\$1,572,510</b>	<b>\$238,047</b>	<b>\$198,604</b>	<b>\$110,853</b>	<b>\$1,770,428</b>	<b>\$625,881</b>	<b>\$722,930</b>	<b>\$1,730</b>	<b>\$30,880</b>	<b>\$10,722,134</b>

El Camino Junior High / Administration/Building A

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	5353618 Exterior Walls, any painted surface, Prep & Paint	10	4	6	3800	SF	\$3.29	\$12,494																					\$12,494
B2020	Building Exterior	5353616 Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	25	5	60	EA	\$1,041.20	\$62,472					\$62,472																\$62,472
B2020	Building Exterior	5353597 Storefront, Glazing & Framing, Replace	30	14	16	500	SF	\$60.28	\$30,140																\$30,140					\$30,140
B2050	Building Exterior	5353614 Exterior Door, Steel, Standard, Replace	40	28	12	28	EA	\$657.60	\$18,413												\$18,413									\$18,413
B2050	Building Exterior	5353608 Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	16	14	4	EA	\$1,424.80	\$5,699														\$5,699							\$5,699
B3010	Roof	5353617 Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	10	10	12500	SF	\$4.16	\$52,060									\$52,060												\$52,060
B3010	Roof	5353595 Roofing, Modified Bitumen, Replace	20	10	10	2500	SF	\$10.96	\$27,400									\$27,400												\$27,400
C1030	Throughout building	5353625 Interior Door, Wood, Solid-Core, Replace	40	27	13	8	EA	\$767.20	\$6,138																					\$6,138
C1030	Throughout building	5353624 Door Hardware, School, per Door, Replace	30	17	13	40	EA	\$438.40	\$17,536																					\$17,536
C1070	Throughout building	5353593 Suspended Ceilings, Acoustical Tile (ACT), Replace	25	17	8	11000	SF	\$3.84	\$42,196							\$42,196														\$42,196
C1090	Restrooms	5353600 Toilet Partitions, Plastic/Laminate, Replace	20	11	9	5	EA	\$822.00	\$4,110									\$4,110												\$4,110
C2010	Restrooms	5353601 Wall Finishes, Ceramic Tile, Replace	40	22	18	500	SF	\$19.73	\$9,864																		\$9,864			\$9,864
C2010	Throughout building	5353607 Wall Finishes, Vinyl, Replace	15	6	9	4500	SF	\$2.74	\$12,330									\$12,330												\$12,330
C2010	Throughout building	5353594 Wall Finishes, any surface, Prep & Paint	10	4	6	9000	SF	\$1.64	\$14,796					\$14,796										\$14,796						\$14,796
C2030	Throughout building	5353604 Flooring, Ceramic Tile, Replace	40	22	18	2800	SF	\$19.73	\$55,238																	\$55,238				\$55,238
C2030	Throughout building	5353612 Flooring, Vinyl Tile (VCT), Replace	15	7	8	200	SF	\$5.48	\$1,096							\$1,096														\$1,096
C2030	Throughout building	5353589 Flooring, Carpet, Commercial Standard, Replace	10	4	6	8000	SF	\$8.22	\$65,760					\$65,760											\$65,760					\$65,760
D2010	Building exterior	5353622 Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	6	9	1	EA	\$1,644.00	\$1,644									\$1,644												\$1,644
D2010	Restrooms	5353609 Toilet, Commercial Water Closet, Replace	30	14	16	4	EA	\$1,424.80	\$5,699																					\$5,699
D2010	Restrooms	5353606 Urinal, Standard, Replace	30	14	16	2	EA	\$1,205.60	\$2,411																					\$2,411
D2010	Restrooms	5353599 Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	14	16	4	EA	\$1,644.00	\$6,576																					\$6,576
D3020	Mechanical room	5353615 Furnace, Gas, Replace	20	15	5	6	EA	\$4,603.20	\$27,619					\$27,619																\$27,619
D3020	Mechanical room	5353598 Furnace, Gas, Replace	20	15	5	2	EA	\$2,959.20	\$5,918					\$5,918																\$5,918
D3030	Roof	5353596 Split System, Condensing Unit/Heat Pump, Replace	15	10	5	3	EA	\$5,699.20	\$17,098					\$17,098														\$17,098		\$17,098
D3030	Mechanical room	5353626 Heat Pump, Packaged & Wall-Mounted, 4.5 to 5 TON, Replace	20	15	5	1	EA	\$6,904.80	\$6,905					\$6,905																\$6,905
D3050	Throughout building	5353610 HVAC System, Ductwork, Medium Density, Replace	30	18	12	11000	SF	\$4.38	\$48,224											\$48,224										\$48,224
D3060	Roof	5353620 Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	15	5	16	EA	\$2,630.40	\$42,086					\$42,086																\$42,086
D5020	Mechanical room	5353591 Switchboard, 120/208 V, Replace	40	23	17	1	EA	\$54,800.00	\$54,800																		\$54,800			\$54,800
D5030	Mechanical room	5353619 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	23	17	11000	SF	\$2.74	\$30,140																	\$30,140				\$30,140
D5040	Throughout building	5353623 Emergency & Exit Lighting, Exit Sign, LED, Replace	10	4	6	3	EA	\$241.12	\$723					\$723																\$723
D5040	Throughout building	5353592 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	11	9	11000	SF	\$4.93	\$54,252																					\$54,252
D5040	Building exterior	5353621 Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	11	9	28	EA	\$306.88	\$8,593																					\$8,593
D6060	Throughout building	5353605 Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	12	8	11000	SF	\$1.81	\$19,892																					\$19,892
D7050	Throughout building	5353602 Fire Alarm Panel, Fully Addressable, Replace	15	7	8	1	EA	\$16,440.00	\$16,440																					\$16,440
D7050	Throughout building	5353590 Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	10	10	11000	SF	\$3.29	\$36,168																					\$36,168
E1040	Throughout building	5353603 Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	2	8	1	EA	\$1,644.00	\$1,644																		\$1,644			\$1,644
E2010	Throughout building	5353613 Casework, Countertop, Plastic Laminate, Replace	15	7	8	350	LF	\$54.80	\$1																					

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			
B2010	Building Exterior	5353749	Exterior Walls, any painted surface, Prep & Paint	10	4	6	120	SF	\$3.29	\$395							\$395									\$395						\$789			
B2020	Building Exterior	5353744	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	25	5	9	EA	\$1,041.20	\$9,371						\$9,371																	\$9,371		
B2050	Building Exterior	5353743	Exterior Door, Wood, Solid-Core, Replace	25	17	8	2	EA	\$767.20	\$1,534								\$1,534															\$1,534		
B3010	Roof	5353735	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	16	4	1300	SF	\$4.16	\$5,414					\$5,414																		\$5,414		
C1030	Throughout building	5353745	Interior Door, Wood, Solid-Core, Replace	40	28	12	7	EA	\$767.20	\$5,370												\$5,370											\$5,370		
C1030	Throughout building	5353747	Door Hardware, School, per Door, Replace	30	22	8	9	EA	\$438.40	\$3,946								\$3,946															\$3,946		
C1070	Throughout building	5353737	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	17	8	900	SF	\$3.84	\$3,452								\$3,452															\$3,452		
C2010	Throughout building	5353739	Wall Finishes, any surface, Prep & Paint	10	4	6	1000	SF	\$1.64	\$1,644						\$1,644										\$1,644							\$3,288		
C2030	Throughout building	5353750	Flooring, Vinyl Tile (VCT), Replace	15	8	7	50	SF	\$5.48	\$274							\$274																\$274		
C2030	Throughout building	5353742	Flooring, Carpet, Commercial Standard, Replace	10	4	6	850	SF	\$8.22	\$6,987							\$6,987									\$6,987							\$13,974		
D2010	Restrooms	5353736	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	16	14	1	EA	\$1,644.00	\$1,644													\$1,644										\$1,644		
D2010	Restrooms	5353740	Toilet, Commercial Water Closet, Replace	30	16	14	1	EA	\$1,424.80	\$1,425													\$1,425										\$1,425		
D5020	Throughout building	5353746	Distribution Panel, 120/240 V, Residential Style, Replace	30	17	13	1	EA	\$1,205.60	\$1,206													\$1,206										\$1,206		
D5030	Throughout building	5353734	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	27	13	900	SF	\$2.74	\$2,466													\$2,466										\$2,466		
D5040	Building exterior	5353741	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	12	8	2	EA	\$306.88	\$614								\$614															\$614		
D5040	Throughout building	5353738	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	900	SF	\$4.93	\$4,439										\$4,439													\$4,439		
D6060	Throughout building	5353748	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	12	8	900	SF	\$1.81	\$1,628								\$1,628															\$1,628		
<b>Totals, Unescalated</b>											\$0	\$0	\$0	\$0	\$5,414	\$9,371	\$9,026	\$274	\$11,174	\$0	\$4,439	\$0	\$5,370	\$3,672	\$3,069	\$0	\$9,026	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$60,833
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$0	\$0	\$0	\$0	\$6,094	\$10,863	\$10,777	\$337	\$14,155	\$0	\$5,965	\$0	\$7,657	\$5,392	\$4,642	\$0	\$14,483	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$80,365

El Camino Junior High / Building B

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	5354053	Exterior Walls, any painted surface, Prep & Paint	10	4	6	2600	SF	\$3.29	\$8,549							\$8,549									\$8,549							\$17,098	
B2020	Building Exterior	5354042	Window, Aluminum Double-Glazed, up to 15 SF, Replace	30	25	5	48	EA	\$712.40	\$34,195						\$34,195																		\$34,195
B2050	Building Exterior	5354061	Exterior Door, Steel, Standard, Replace	40	24	16	12	EA	\$657.60	\$7,891																	\$7,891							\$7,891
B3010	Roof	5354062	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	13	7	8700	SF	\$4.16	\$36,234							\$36,234																\$36,234	
C1030	Throughout building	5354048	Interior Door, Wood, Solid-Core, Replace	40	23	17	12	EA	\$767.20	\$9,206																		\$9,206						\$9,206
C1030	Throughout building	5354059	Door Hardware, School, per Door, Replace	30	16	14	24	EA	\$438.40	\$10,522													\$10,522											\$10,522
C1070	Throughout building	5354037	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	4000	SF	\$3.84	\$15,344											\$15,344												\$15,344	
C1070	Throughout building	5354040	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	13	12	600	SF	\$3.84	\$2,302													\$2,302											\$2,302
C2010	Restrooms	5354057	Wall Finishes, Ceramic Tile, Replace	40	23	17	500	SF	\$19.73	\$9,864																		\$9,864						\$9,864
C2010	Throughout building	5354058	Wall Finishes, Vinyl, Replace	15	7	8	9000	SF	\$2.74	\$24,660								\$24,660																\$24,660
C2010	Throughout building	5354045	Wall Finishes, any surface, Prep & Paint	10	4	6	1000	SF	\$1.64	\$1,644						\$1,644											\$1,644							\$3,288
C2030	Restrooms	5354049	Flooring, Ceramic Tile, Replace	40	22	18	400	SF	\$19.73	\$7,891																			\$7,891					\$7,891
C2030	Throughout building	5354056	Flooring, Vinyl Tile (VCT), Replace	15	7	8	600	SF	\$5.48	\$3,288								\$3,288																\$3,288
C2030	Throughout building	5354068	Flooring, Carpet, Commercial Standard, Replace	10	4	6	5100	SF	\$8.22	\$41,922							\$41,922										\$41,922							\$83,844
C2050	Restrooms	5354066	Ceiling Finishes, any flat surface, Prep & Paint	10	4	6	1500	SF	\$2.19	\$3,288							\$3,288										\$3,288							\$6,576
D2010	Mechanical room	5354050	Water Heater, Gas, Residential, Replace	15	8	7	1	EA	\$1,424.80	\$1,425							\$1,425																	\$1,425
D2010	Throughout building	5354067	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	22	18	6100	SF	\$12.06	\$73,542																			\$73,542					\$73,542
D2010	Building exterior	5354041	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	9	6	1	EA	\$1,315.20	\$1,315						\$1,315																		\$1,315
D2010	Throughout building	5354065	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	15	15	3	EA	\$1,205.60	\$3,617																\$3,617								\$3,617
D2010	Restrooms	5354055	Toilet, Commercial Water Closet, Replace	30	15	15	2	EA	\$1,424.80	\$2,850																\$2,850								\$2,850
D2010	Restrooms	5354039	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	15	15	2	EA	\$1,644.00	\$3,288																\$3,288								\$3,288
D3020	Mechanical room	5354054	Furnace, Gas, Replace	20	12	8	4	EA	\$2,959.20	\$11,837								\$11,837																\$11,837
D3030	Roof	5354051	Split System, Condensing Unit/Heat Pump, Replace	15	7	8	2	EA	\$5,699.20	\$11,398								\$11,398																\$11,398
D3050	Throughout building	5354064	HVAC System, Ductwork, Medium Density, Replace	30	16	14	6100	SF	\$4.38	\$26,742															\$26,742									\$26,742
D3060	Roof	5354036	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	12	8	8	EA	\$2,630.40	\$21,043								\$21,043																\$21,043
D4010	Throughout building	5354069	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	14	11	6100	SF	\$1.17	\$7,154												\$7,154												\$7,154
D5020	Throughout building	5354052	Distribution Panel, 120/208 V, Replace	30	17	13	1	EA	\$2,192.00	\$2,192													\$2,192											\$2,192
D5030	Throughout building	5354043	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace																															

Replacement Reserves Report



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Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate	
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$0	\$0	\$0	\$0	\$0	\$0	\$39,642	\$67,724	\$46,315	\$128,981	\$59,904	\$20,621	\$52,935	\$3,282	\$3,219	\$56,365	\$15,197	\$101,568	\$31,520	\$167,088	\$0	\$0	\$794,362

El Camino Junior High / Building C

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate	
B2010	Building Exterior	5354248	Exterior Walls, any painted surface, Prep & Paint	10	4	6	2600	SF	\$3.29	\$8,549							\$8,549															\$17,098	
B2020	Building Exterior	5354260	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	25	5	18	EA	\$1,041.20	\$18,742						\$18,742																	\$18,742
B2050	Building Exterior	5354262	Exterior Door, Steel, Standard, Replace	40	24	16	6	EA	\$657.60	\$3,946																							\$3,946
C1030	Throughout building	5354256	Door Hardware, School, per Door, Replace	30	17	13	6	EA	\$438.40	\$2,630														\$2,630									\$2,630
C1070	Throughout building	5354263	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	13	12	3600	SF	\$3.84	\$13,810													\$13,810										\$13,810
C2010	Throughout building	5354252	Wall Finishes, any surface, Prep & Paint	10	4	6	6200	SF	\$1.64	\$10,193						\$10,193											\$10,193						\$20,386
C2030	Throughout building	5354261	Flooring, Wood, Strip, Replace	30	19	11	3600	SF	\$16.44	\$59,184												\$59,184											\$59,184
D2010	Throughout building	5354257	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	22	18	3600	SF	\$12.06	\$43,402																			\$43,402				\$43,402
D2010	Throughout building	5354246	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	18	12	36	EA	\$1,205.60	\$43,402													\$43,402										\$43,402
D3020	Mechanical room	5354255	Furnace, Gas, Replace	20	10	10	6	EA	\$2,740.00	\$16,440											\$16,440												\$16,440
D3050	Throughout building	5354249	HVAC System, Ductwork, Medium Density, Replace	30	17	13	3600	SF	\$4.38	\$15,782														\$15,782									\$15,782
D5020	Building exterior	5354259	Distribution Panel, 120/208 V, Replace	30	16	14	1	EA	\$2,192.00	\$2,192															\$2,192								\$2,192
D5030	Throughout building	5354250	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	22	18	3600	SF	\$2.74	\$9,864																			\$9,864				\$9,864
D5040	Building exterior	5354254	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	9	11	8	EA	\$306.88	\$2,455																							\$2,455
D5040	Throughout building	5354258	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	9	11	3600	SF	\$4.93	\$17,755																							\$17,755
D6060	Throughout building	5354247	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	10	10	3600	SF	\$1.81	\$6,510												\$6,510											\$6,510
E2010	Throughout building	5354251	Casework, Cabinetry Economy, Replace	20	8	12	360	LF	\$191.80	\$69,048																							\$69,048
<b>Totals, Unescalated</b>											\$0	\$0	\$0	\$0	\$0	\$18,742	\$18,742	\$0	\$0	\$0	\$22,950	\$79,394	\$126,259	\$18,413	\$2,192	\$0	\$22,687	\$0	\$53,266	\$0	\$0	\$362,644	
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$0	\$0	\$0	\$0	\$0	\$21,727	\$22,378	\$0	\$0	\$0	\$30,843	\$109,900	\$180,015	\$27,040	\$3,316	\$0	\$36,406	\$0	\$90,681	\$0	\$0	\$522,307	

El Camino Junior High / Building D

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate			
B2010	Building Exterior	5353904	Exterior Walls, any painted surface, Prep & Paint	10	4	6	2000	SF	\$3.29	\$6,576							\$6,576																\$13,152		
B2020	Building Exterior	5353883	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	25	5	70	EA	\$1,041.20	\$72,884						\$72,884																		\$72,884	
B2050	Building Exterior	5353881	Exterior Door, Steel, Standard, Replace	40	24	16	22	EA	\$657.60	\$14,467																								\$14,467	
B3010	Roof	5353903	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	13	7	12300	SF	\$4.16	\$51,227							\$51,227																	\$51,227	
C1030	Throughout building	5353885	Door Hardware, School, per Door, Replace	30	16	14	22	EA	\$438.40	\$9,645															\$9,645									\$9,645	
C1070	Throughout building	5353905	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	17	8	9200	SF	\$3.84	\$35,291																								\$35,291	
C2010	Restrooms	5353901	Wall Finishes, Ceramic Tile, Replace	40	22	18	600	SF	\$19.73	\$11,837																			\$11,837					\$11,837	
C2010	Throughout building	5353879	Wall Finishes, Vinyl, Replace	15	8	7	10000	SF	\$2.74	\$27,400							\$27,400																	\$27,400	
C2030	Restrooms	5353892	Flooring, Ceramic Tile, Replace	40	23	17	500	SF	\$19.73	\$9,864																								\$9,864	
C2030	Throughout building	5353884	Flooring, Carpet, Commercial Standard, Replace	10	4	6	8000	SF	\$8.22	\$65,760						\$65,760																		\$65,760	
D2010	Utility closet	5353898	Water Heater, Gas, Residential, Replace	15	8	7	1	EA	\$1,424.80	\$1,425							\$1,425																	\$1,425	
D2010	Throughout building	5353891	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	23	17	9200	SF	\$12.06	\$110,915																			\$110,915					\$110,915	
D2010	Restrooms	5353882	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	21	14	6	EA	\$1,534.40	\$9,206															\$9,206									\$9,206	
D2010	Restrooms	5353893	Urinal, Standard, Replace	30	16	14	4	EA	\$1,205.60	\$4,822																\$4,822								\$4,822	
D2010	Throughout building	5353886	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	16	14	12	EA	\$1,205.60	\$14,467																\$14,467								\$14,467	
D2010	Restrooms	5353899	Toilet, Commercial Water Closet, Replace	30	16	14	8	EA	\$1,424.80	\$11,398																\$11,398								\$11,398	
D2010	Utility closet	5353887	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	19	16	1	EA	\$1,534.40	\$1,534																			\$1,534					\$1,534	
D3020	Throughout building	5353902	Furnace, Gas, Replace	20	14	6	2	EA	\$2,959.20	\$5,918						\$5,918																		\$5,918	
D3020	Throughout building	5353878	Furnace, Gas, Replace	20	14	6	6	EA	\$4,603.20	\$27,619						\$27,619																		\$27,619	
D3050	Throughout building	5353890	HVAC System, Ductwork, Medium Density, Replace	30	17	13	9200	SF	\$4.38	\$40,333														\$40,333										\$40,333	
D3060	Roof	5353894	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	14	6	16	EA	\$2,630.40	\$42,086						\$42,086																		\$42,086	
D5020	Electrical room	5353897	Distribution Panel, 120/208 V, Replace	30	15	15	1	EA	\$2,192.00	\$2,192																\$2,192								\$2,192	
D5030	Throughout building	5353900	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	22	18	9200	SF	\$2.74	\$25,208																				\$25,208					\$25,208
D5040	Throughout building	5353888	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	11	9	9200	SF	\$4.93	\$45,374																								\$45,374	
D5040	Building exterior	5353896	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	11	9	28	EA	\$306.88	\$8,593			</																						

Replacement Reserves Report



2/27/2023

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate			
B2010	Building Exterior	5353811	Exterior Walls, any painted surface, Prep & Paint	10	4	6	2600	SF	\$3.29	\$8,549							\$8,549															\$17,098			
B2020	Building Exterior	5353809	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	25	5	18	EA	\$1,041.20	\$18,742						\$18,742																	\$18,742		
B2050	Building Exterior	5353805	Exterior Door, Steel, Standard, Replace	40	24	16	6	EA	\$657.60	\$3,946																							\$3,946		
C1030	Throughout building	5353820	Door Hardware, School, per Door, Replace	30	17	13	6	EA	\$438.40	\$2,630																							\$2,630		
C1070	Throughout building	5353815	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	13	12	3600	SF	\$3.84	\$13,810													\$13,810										\$13,810		
C2010	Throughout building	5353823	Wall Finishes, any surface, Prep & Paint	10	4	6	6200	SF	\$1.64	\$10,193							\$10,193																\$10,193		
C2030	Throughout building	5353812	Flooring, Wood, Strip, Replace	30	19	11	3600	SF	\$16.44	\$59,184												\$59,184											\$59,184		
D2010	Throughout building	5353806	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	22	18	3600	SF	\$12.06	\$43,402																							\$43,402		
D2010	Throughout building	5353818	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	18	12	36	EA	\$1,205.60	\$43,402												\$43,402											\$43,402		
D3020	Mechanical room	5353822	Furnace, Gas, Replace	20	10	10	1	EA	\$2,740.00	\$2,740											\$2,740												\$2,740		
D3050	Throughout building	5353807	HVAC System, Ductwork, Medium Density, Replace	30	17	13	3600	SF	\$4.38	\$15,782																							\$15,782		
D5020	Building exterior	5353816	Distribution Panel, 120/208 V, Replace	30	16	14	1	EA	\$2,192.00	\$2,192															\$2,192								\$2,192		
D5030	Throughout building	5353808	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	22	18	3600	SF	\$2.74	\$9,864																							\$9,864		
D5040	Building exterior	5353814	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	9	11	8	EA	\$306.88	\$2,455												\$2,455											\$2,455		
D5040	Throughout building	5353810	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	9	11	3600	SF	\$4.93	\$17,755												\$17,755											\$17,755		
D6060	Throughout building	5353821	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	10	10	3600	SF	\$1.81	\$6,510											\$6,510												\$6,510		
E2010	Throughout building	5353817	Casework, Cabinetry Economy, Replace	20	8	12	360	LF	\$191.80	\$69,048													\$69,048										\$69,048		
<b>Totals, Unescalated</b>											\$0	\$0	\$0	\$0	\$0	\$0	\$18,742	\$18,742	\$0	\$0	\$0	\$9,250	\$79,394	\$126,259	\$18,413	\$2,192	\$0	\$22,687	\$0	\$53,266	\$0	\$0	\$0	\$0	\$348,944
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$0	\$0	\$0	\$0	\$0	\$21,727	\$22,378	\$0	\$0	\$0	\$12,432	\$109,900	\$180,015	\$27,040	\$3,316	\$0	\$36,406	\$0	\$90,681	\$0	\$0	\$0	\$0	\$503,895	

El Camino Junior High / Building F

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	5353775	Exterior Walls, any painted surface, Prep & Paint	10	4	6	6200	SF	\$3.29	\$20,386							\$20,386																\$20,386								
B2020	Building Exterior	5353774	Window, Aluminum Double-Glazed, 28-40 SF, Replace	30	19	11	40	EA	\$1,370.00	\$54,800													\$54,800											\$54,800							
C1030	Throughout building	5353804	Door Hardware, School, per Door, Replace	30	19	11	58	EA	\$438.40	\$25,427													\$25,427											\$25,427							
C1070	Throughout building	5353797	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	16	9	14500	SF	\$3.84	\$55,622											\$55,622												\$55,622								
C1090	Restrooms	5353773	Toilet Partitions, Plastic/Laminate, Replace	20	12	8	14	EA	\$822.00	\$11,508									\$11,508														\$11,508								
C2010	Throughout building	5353772	Wall Finishes, Vinyl, Replace	15	7	8	20000	SF	\$2.74	\$54,800																							\$54,800								
C2030	Throughout building	5353777	Flooring, Carpet, Commercial Standard, Replace	10	4	6	14500	SF	\$8.22	\$119,190							\$119,190																\$119,190								
C2050	Restrooms	5353794	Ceiling Finishes, any flat surface, Prep & Paint	10	4	6	500	SF	\$2.19	\$1,096																							\$1,096								
D1010	Elevator	5353779	Elevator Cab Finishes, Standard, Replace	15	8	7	1	EA	\$9,864.00	\$9,864								\$9,864																\$9,864							
D1010	Elevator	5353798	Elevator Controls, Automatic, 1 Car, Replace	20	10	10	1	EA	\$5,480.00	\$5,480											\$5,480													\$5,480							
D1010	Elevator	5353800	Passenger Elevator, Hydraulic, 2 Floors, Renovate	30	19	11	1	EA	\$60,280.00	\$60,280													\$60,280											\$60,280							
D2010	Utility closet	5353780	Water Heater, Electric, Residential, Replace	15	8	7	1	EA	\$602.80	\$603								\$603															\$603								
D2010	Restrooms	5353802	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	19	11	8	EA	\$1,644.00	\$13,152													\$13,152											\$13,152							
D2010	Restrooms	5353792	Toilet, Commercial Water Closet, Replace	30	19	11	14	EA	\$1,424.80	\$19,947													\$19,947											\$19,947							
D2010	Throughout building	5353771	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	19	11	32	EA	\$1,205.60	\$38,579													\$38,579											\$38,579							
D2010	Restrooms	5353776	Urinal, Standard, Replace	30	19	11	6	EA	\$1,205.60	\$7,234													\$7,234											\$7,234							
D2010	Utility closet	5353778	Sink/Lavatory, Service Sink, Floor, Replace	35	19	16	1	EA	\$876.80	\$877																								\$877							
D3030	Building exterior	5353781	Split System, Condensing Unit/Heat Pump, Replace	15	8	7	12	EA	\$5,699.20	\$68,390								\$68,390																\$68,390							
D3050	Throughout building	5353799	HVAC System, Ductwork, Medium Density, Replace	30	19	11	15000	SF	\$4.38	\$65,760													\$65,760											\$65,760							
D5020	Throughout building	5353789	Distribution Panel, 120/208 V, Replace	30	19	11	1	EA	\$2,192.00	\$2,192													\$2,192											\$2,192							
D5040	Throughout building	5353803	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	15000	SF	\$4.93	\$73,980													\$73,980											\$73,980							
D5040	Building exterior	5353796	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	10	10	32	EA	\$306.88	\$9,820													\$9,820											\$9,820							
D6060	Throughout building	5353783	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	11	9	15000	SF	\$1.81	\$27,126																								\$27,126							
D7050	Throughout building	5353791	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	11	9	15000	SF	\$3.29	\$49,320																								\$49,320							
E2010	Throughout building	5353787	Casework, Countertop, Plastic Laminate, Replace	15	7	8	350	LF	\$54.80	\$19,180																								\$19,180							
E2010	Throughout building	5353782	Casework, Cabinetry Economy, Replace	20	12	8	500	LF	\$191.80	\$95,900																								\$95,900							
<b>Totals, Unescalated</b>											\$0	\$0	\$0	\$0	\$0	\$0	\$140,672	\$78,857	\$181,388	\$132,068	\$89,280	\$287,371	\$0	\$0	\$0	\$0	\$141,548	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,051,185
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$0	\$0	\$0	\$0	\$0	\$																									

Replacement Reserves Report



2/27/2023

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost	Subtotal 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate			
C1030	Throughout building	5354129	Interior Door, Steel, Standard, Replace	40	22	18	3	EA	\$657.60	\$1,973																					\$1,973	\$1,973		
C1030	Throughout building	5354128	Door Hardware, School, per Door, Replace	30	16	14	13	EA	\$438.40	\$5,699														\$5,699								\$5,699		
C1070	Cafeteria	5354168	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	15	10	4600	SF	\$3.84	\$17,646										\$17,646												\$17,646		
C2010	Restrooms	5354127	Wall Finishes, Vinyl, Replace	15	8	7	100	SF	\$2.74	\$274						\$274																\$274		
C2010	Cafeteria	5354156	Wall Finishes, Vinyl, Replace	15	7	8	200	SF	\$2.74	\$548							\$548															\$548		
C2010	Throughout building	5354147	Wall Finishes, any surface, Prep & Paint	10	4	6	8000	SF	\$1.64	\$13,152					\$13,152											\$13,152						\$13,152		
C2030	Throughout building	5354141	Flooring, any surface, w/ Elastomeric Coating, Prep & Paint	10	4	6	2000	SF	\$9.86	\$19,728					\$19,728											\$19,728						\$19,728		
C2030	Throughout building	5354154	Flooring, Vinyl Tile (VCT), Replace	15	8	7	4600	SF	\$5.48	\$25,208						\$25,208																\$25,208		
C2050	Kitchen	5354134	Ceiling Finishes, any flat surface, Prep & Paint	10	4	6	2000	SF	\$2.19	\$4,384					\$4,384																	\$4,384		
D2010	Throughout building	5354126	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	23	17	6600	SF	\$12.06	\$79,570																	\$79,570					\$79,570		
D2010	Cafeteria	5354155	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	7	8	1	EA	\$1,644.00	\$1,644								\$1,644														\$1,644		
D2010	Kitchen	5354162	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	16	14	1	EA	\$1,863.20	\$1,863														\$1,863								\$1,863		
D2010	Restrooms	5354167	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	16	14	1	EA	\$1,644.00	\$1,644														\$1,644								\$1,644		
D2010	Restrooms	5354136	Toilet, Commercial Water Closet, Replace	30	16	14	1	EA	\$1,424.80	\$1,425														\$1,425								\$1,425		
D2010	Kitchen	5354153	Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace	30	15	15	1	EA	\$2,301.60	\$2,302															\$2,302							\$2,302		
D2010	Kitchen	5354163	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	15	15	1	EA	\$2,740.00	\$2,740															\$2,740							\$2,740		
D3050	Throughout building	5354130	HVAC System, Ductwork, Medium Density, Replace	30	14	16	6600	SF	\$4.38	\$28,934																\$28,934						\$28,934		
D3060	Roof	5354132	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	12	8	2	EA	\$3,288.00	\$6,576																						\$6,576		
D3060	Roof	5354164	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	12	8	10	EA	\$1,315.20	\$13,152																							\$13,152	
D3060	Roof	5354133	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	12	8	5	EA	\$2,630.40	\$13,152																							\$13,152	
D3060	Kitchen	5354124	Supplemental Components, Air Curtain, 5' Wide Non-Heated, Replace	20	9	11	1	EA	\$1,644.00	\$1,644										\$1,644													\$1,644	
D5020	Electrical room	5354166	Distribution Panel, 120/208 V, Replace	30	16	14	1	EA	\$2,192.00	\$2,192														\$2,192									\$2,192	
D5030	Electrical room	5354149	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	22	18	6600	SF	\$2.74	\$18,084																		\$18,084					\$18,084	
D5040	Throughout building	5354159	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	4	6	6	EA	\$241.12	\$1,447					\$1,447											\$1,447						\$1,447		
D5040	Throughout building	5354139	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	11	9	6600	SF	\$4.93	\$32,551																							\$32,551	
D5040	Building exterior	5354145	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	11	9	8	EA	\$306.88	\$2,455																							\$2,455	
D6060	Throughout building	5354148	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	10	10	6600	SF	\$1.81	\$11,935										\$11,935													\$11,935	
D7050	Throughout building	5354138	Fire Alarm Panel, Fully Addressable, Replace	15	7	8	1	EA	\$16,440.00	\$16,440																							\$16,440	
D7050	Throughout building	5354158	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	10	10	6600	SF	\$3.29	\$21,701											\$21,701												\$21,701	
E1030	Kitchen	5354160	Foodservice Equipment, Convection Oven, Double, Replace	10	4	6	3	EA	\$10,412.00	\$31,236					\$31,236												\$31,236						\$31,236	
E1030	Kitchen	5354161	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	7	8	2	EA	\$6,904.80	\$13,810																							\$13,810	
E1030	Kitchen	5354142	Foodservice Equipment, Range/Oven, 6-Burner, Replace	15	7	8	1	EA	\$6,576.00	\$6,576																							\$6,576	
E1030	Kitchen	5354131	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	7	8	4	EA	\$1,863.20	\$7,453																							\$7,453	
E1030	Kitchen	5354150	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	7	8	2	EA	\$4,932.00	\$9,864																							\$9,864	
E1030	Kitchen	5354140	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	8	12	1	EA	\$16,440.00	\$16,440																							\$16,440	
E1030	Kitchen	5354151	Foodservice Equipment, Walk-In, Freezer, Replace	20	8	12	1	EA	\$27,400.00	\$27,400																							\$27,400	
E1030	Kitchen	5354157	Foodservice Equipment, Tilting Skillet, Replace	20	8	12	1	EA	\$26,852.00	\$26,852																							\$26,852	
E2010	Office	5354144	Casework, Countertop, Plastic Laminate, Replace	15	7	8	20	LF	\$54.80	\$1,096																							\$1,096	
E2010	Office	5354125	Casework, Cabinetry Economy, Replace	20	11	9	20	LF	\$191.80	\$3,836																							\$3,836	
<b>Totals, Unescalated</b>											\$0	\$0	\$0	\$0	\$0	\$6,247	\$79,811	\$25,482	\$90,310	\$38,842	\$86,442	\$1,644	\$70,692	\$0	\$12,823	\$5,042	\$115,321	\$79,570	\$20,057	\$0	\$0	\$0	\$0	\$632,282
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$0	\$0	\$0	\$0	\$0	\$7,242	\$95,298	\$31,340	\$114,403	\$50,680	\$116,170	\$2,276	\$100,790	\$0	\$19,396	\$7,855	\$185,057	\$131,516	\$34,145	\$0	\$0	\$0	\$0	\$896,168

El Camino Junior High / Gymnasium

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	5354176	Exterior Walls, any painted surface, Prep & Paint	10	4	6	10000	SF	\$3.29	\$32,880						\$32,880																	\$32,880
B2020	Building Exterior	5354195	Window, Aluminum Double-Glazed, 28-40 SF, Replace	30	19	11	8	EA	\$1,370.00	\$10,960																							\$10,960
B3010	Roof	5354188	Roofing, Modified Bitumen, Replace	20	11	9	9000	SF	\$10.96	\$98,640																							\$98,640
B3060	Roof	5354209	Roof Skylight, per unit, up to 20 SF, Replace	30	19	11	12	EA	\$1,424.80	\$17,098																							\$17,098
B3060	Roof	5354201	Roof Hatch, Metal, Replace	30	19	11	1	EA	\$1,424.80	\$1,425																							\$1,425
C1090	Restrooms	5354194	Toilet Partitions, Plastic/Laminate, Replace	20	10	10	7	EA	\$822.00	\$5,754																							\$5,754
C2010	Throughout building	5354198	Wall Finishes, any surface, Prep & Paint																														





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		
C2030	Throughout building	5353755	Flooring, Carpet, Commercial Standard, Replace	10	4	6	1100	SF	\$8.22	\$9,042							\$9,042									\$9,042						\$18,084		
D2010	Utility closet	5353767	Water Heater, Electric, Residential, 30 to 52 GAL, Replace	15	12	3	1	EA	\$986.40	\$986				\$986														\$986				\$1,973		
D2010	Throughout building	5353768	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	25	15	1000	SF	\$5.48	\$5,480															\$5,480							\$5,480		
D3050	Roof	5353753	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	10	10	1	EA	\$9,864.00	\$9,864											\$9,864											\$9,864		
D3050	Throughout building	5353756	HVAC System, Ductwork, Medium Density, Replace	30	16	14	1100	SF	\$4.38	\$4,822														\$4,822								\$4,822		
D5020	Throughout building	5353764	Distribution Panel, 120/240 V, Residential Style, Replace	30	14	16	1	EA	\$1,205.60	\$1,206																	\$1,206					\$1,206		
D5030	Throughout building	5353766	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	24	16	2300	SF	\$2.74	\$6,302																	\$6,302					\$6,302		
D5040	Building exterior	5353760	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	9	11	6	EA	\$306.88	\$1,841											\$1,841											\$1,841		
D5040	Throughout building	5353759	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	9	11	2300	SF	\$4.93	\$11,344											\$11,344											\$11,344		
D6060	Throughout building	5353761	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	10	10	2300	SF	\$1.81	\$4,159											\$4,159											\$4,159		
<b>Totals, Unescalated</b>											\$0	\$0	\$9,634	\$986	\$0	\$18,851	\$25,197	\$0	\$2,192	\$0	\$14,023	\$13,185	\$0	\$0	\$4,822	\$10,083	\$18,128	\$0	\$986	\$0	\$0	\$0	\$0	\$118,089
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$0	\$0	\$10,221	\$1,078	\$0	\$21,854	\$30,087	\$0	\$2,777	\$0	\$18,846	\$18,251	\$0	\$0	\$7,294	\$15,709	\$29,090	\$0	\$1,679	\$0	\$0	\$0	\$0	\$156,885

El Camino Junior High / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate	
B2010	Building Exterior	5354218	Exterior Walls, any painted surface, Prep & Paint	10	3	7	2600	SF	\$3.29	\$8,549								\$8,549									\$8,549					\$17,098	
B2080	Site	5354238	Awning, Metal, each and up to 32 SF per, Refinish	10	4	6	3500	EA	\$87.68	\$306,880							\$306,880									\$306,880						\$613,760	
C1070	Portables	5354232	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	7	18	2000	SF	\$3.84	\$7,672																		\$7,672				\$7,672	
C2010	Portables	5354219	Wall Finishes, Vinyl, Replace	15	5	10	2600	SF	\$2.74	\$7,124											\$7,124											\$7,124	
C2030	Portables	5354241	Flooring, Carpet, Commercial Standard, Replace	10	3	7	2000	SF	\$8.22	\$16,440							\$16,440										\$16,440					\$32,880	
D2010	Site	5354215	Backflow Preventer, Domestic Water, Replace	30	17	13	1	EA	\$11,508.00	\$11,508														\$11,508								\$11,508	
D3030	Portables	5354239	Heat Pump, Packaged & Wall-Mounted, Replace	20	5	15	2	EA	\$4,822.40	\$9,645																\$9,645						\$9,645	
D5040	Portables	5354234	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	5	15	2000	SF	\$4.93	\$9,864																\$9,864						\$9,864	
D5040	Portables	5354231	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	5	15	4	EA	\$306.88	\$1,228																\$1,228						\$1,228	
D6060	Portables	5354214	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	5	15	2000	SF	\$1.81	\$3,617																\$3,617						\$3,617	
D7050	Portables	5354242	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	5	15	2000	SF	\$3.29	\$6,576																\$6,576						\$6,576	
F1020	Site	5354235	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	15	15	400	SF	\$27.40	\$10,960																\$10,960						\$10,960	
G2020	Site	5354245	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	24000	SF	\$0.49	\$11,837				\$11,837				\$11,837						\$11,837				\$11,837				\$47,347	
G2020	Site	5354211	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	13	12	24000	SF	\$3.84	\$92,064													\$92,064										\$92,064
G2020	Site	5354226	Parking Lots, Access Control Equipment, Card Reader, Replace	20	10	10	1	EA	\$3,288.00	\$3,288											\$3,288												\$3,288
G2050	Site	5354216	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	2	3	65000	SF	\$0.49	\$32,058				\$32,058				\$32,058						\$32,058				\$32,058				\$128,232	
G2050	Site	5354228	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	13	12	65000	SF	\$3.84	\$249,340													\$249,340										\$249,340
G2050	Site	5354220	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	13	12	16	EA	\$10,412.00	\$166,592													\$166,592										\$166,592
G2060	Site	5354240	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	10	10	20	EA	\$767.20	\$15,344											\$15,344												\$15,344
G2060	Site	5354224	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	5354223	Picnic Table, Metal Powder-Coated, Replace	20	10	10	18	EA	\$767.20	\$13,810											\$13,810												\$13,810
G2060	Site	5354225	Fences & Gates, Fence, Chain Link 8", Replace	40	24	16	2000	LF	\$27.40	\$54,800																\$54,800							\$54,800
G2060	Site	5354222	Fences & Gates, Fence, Chain Link 6", Replace	40	24	16	500	LF	\$23.02	\$11,508																\$11,508							\$11,508
G2060	Site	5354236	Signage, Property, Monument, Replace/Install	20	10	10	1	EA	\$3,288.00	\$3,288											\$3,288												\$3,288
G2060	Site	5354243	Signage, Property, Building-Mounted Individual Letters, Replace/Install	20	10	10	20	EA	\$164.40	\$3,288											\$3,288												\$3,288
G2060	Site	5354244	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	20	8	12	1	EA	\$27,400.00	\$27,400													\$27,400										\$27,400
G2060	Site	5354212	Flagpole, Metal, Replace	30	16	14	1	EA	\$2,740.00	\$2,740															\$2,740								\$2,740
G4050	Site	5354233	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	10	10	6	EA	\$4,384.00	\$26,304																							\$26,304
<b>Totals, Unescalated</b>											\$0	\$0	\$43,895	\$0	\$0	\$306,880	\$24,989	\$43,895	\$0	\$77,926	\$0	\$535,396	\$55,403	\$2,740	\$41,889	\$373,188	\$24,989	\$51,567	\$0	\$0	\$0	\$0	\$1,582,756
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$0	\$0	\$47,965	\$0	\$0	\$366,431	\$30,733	\$55,605	\$0	\$104,725	\$0	\$763,347	\$81,361	\$4,144	\$65,262	\$598,857	\$41,303	\$87,789	\$0	\$0	\$0	\$0	\$2,247,522