

# FACILITY CONDITION ASSESSMENT



**BUREAU  
VERITAS**

*prepared for*

## **DLR Group**

1650 Spruce Street, Suite 300  
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Kevin Fleming



Fairlawn Elementary  
120 North Mary Drive  
Santa Maria, California 93458

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### **ON SITE DATE:**

*January 17, 2023*

**Bureau Veritas**

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# 1. Executive Summary

## Campus Overview and Assessment Details

General Information	
<b>Property Type</b>	Elementary School
<b>Number of Buildings</b>	5
<b>Main Address</b>	120 North Mary Drive, Santa Maria, California 93458
<b>Site Developed</b>	1959
<b>Site Area</b>	6.15 acres (estimated)
<b>Parking Spaces</b>	57 total spaces all in open lots; 3 of which are accessible
<b>Outside Occupants / Leased Spaces</b>	None
<b>Date(s) of Visit</b>	January 17, 2023
<b>Management Point of Contact</b>	Kevin Fleming 951.682.0470 <a href="mailto:kfleming@dlrgroup.com">kfleming@dlrgroup.com</a>
<b>On-site Point of Contact (POC)</b>	James Michaelis 825.478.7714 <a href="mailto:jmichaelis@smbd.net">jmichaelis@smbd.net</a>
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<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

Fairlawn Elementary was initially constructed in 1959 with only Building 050 initially. Over numerous decades, the campus has grown significantly with 5 permanent buildings and 16 modular buildings in total today. A large renovation occurred in the early 2000s to address the aging interior finishes and fatigued roofs. The school is anticipating further growth soon.

### Architectural

Buildings are arranged in banks with the majority of the modular buildings located at the rear side of the campus. Buildings are connected outside via covered walkways providing access to campus outside comfortably. The walkways utilize a TPO style covering for the roof whereas the adjacent buildings consist mostly of built-up style of roofing. Classroom 6 in Building 020 has experienced heavy water damage from flooding, with evidence of water penetration around the north entrance door.

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

Most areas are climate controlled via furnaces with attached split system condensing units. Many of these furnaces are reaching the end of their useful life. Electrical service is concentrated on three main switch boards for the school. Domestic hot water is only present in Buildings 010, 030, 060, and a modular restroom. Building 060 has recently undergone a sewer line replacement alongside new water lines. All buildings are equipped with basic fire extinguishers but lack fire suppression sprinklers.

### Site

The campus contains several play structures on wood chip playing surfaces, it was observed that excessive fungal growth was occurring on the Southwest play area. The two parking lots will require a fresh stripe procedure in the next couple of years, however the concrete is still in good condition. Recently baseball backstops were removed from the field, in favor of construction of a new dirt running track completed last year.

### 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
Fairlawn Elementary / Building 010 (1972)	\$550	8,060	\$4,433,000	0.0%	0.0%	2.6%	14.7%
Fairlawn Elementary / Building 020 (1986)	\$550	5,500	\$3,025,000	0.0%	0.0%	3.1%	14.1%
Fairlawn Elementary / Building 030 (1986)	\$550	4,969	\$2,732,950	0.0%	0.0%	5.1%	20.8%
Fairlawn Elementary / Building 050 (1959)	\$550	5,624	\$3,093,200	0.0%	0.0%	2.2%	13.9%
Fairlawn Elementary / Building 060 (1986)	\$550	4,500	\$2,475,000	0.2%	0.2%	2.6%	6.1%

### 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.

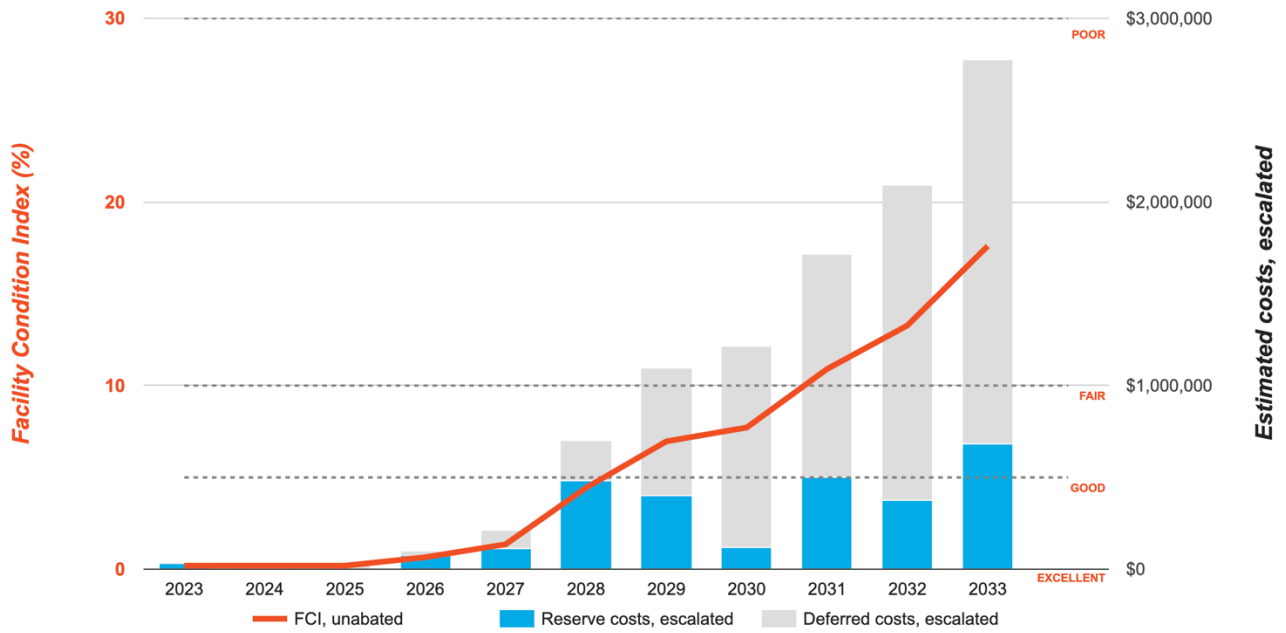
## Needs by Year with Unaddressed FCI Over Time

### FCI Analysis: Fairlawn Elementary

Replacement Value: \$15,760,000

Inflation Rate: 3.0%

Average Needs per Year: \$252,200



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	-	-	\$148,538	\$457,957	\$368,171	\$974,666
Roofing	-	-	\$25,164	\$389,368	\$140,454	\$554,986
Interiors	-	-	\$242,025	\$88,411	\$730,235	\$1,060,671
Plumbing	-	-	\$3,176	\$56,344	\$439,208	\$498,728
HVAC	\$5,480	-	\$18,655	\$392,227	\$27,107	\$443,469
Fire Protection	-	-	\$2,852	-	\$3,834	\$6,686
Electrical	-	-	\$2,513	\$88,375	\$451,877	\$542,765
Fire Alarm & Electronic Systems	-	-	\$113,080	\$246,370	\$181,295	\$540,745
Equipment & Furnishings	-	-	\$19,398	\$97,666	\$69,852	\$186,916
Special Construction & Demo	-	-	-	-	\$5,259,532	\$5,259,532
Site Development	\$25,646	-	\$68,993	\$230,274	\$505,924	\$830,837
Site Pavement	-	-	\$23,831	\$27,627	\$69,157	\$120,615
<b>TOTALS (3% inflation)</b>	<b>\$31,200</b>	<b>-</b>	<b>\$668,300</b>	<b>\$2,074,700</b>	<b>\$8,246,700</b>	<b>\$11,020,900</b>

### Immediate Needs

<b>Facility/Building</b>	<b>Total Items</b>	<b>Total Cost</b>
Fairlawn Elementary / Building 060	1	\$5,500
Fairlawn Elementary / Site	1	\$25,600
<b>Total</b>	<b>2</b>	<b>\$31,100</b>

#### Building 060

<b>ID</b>	<b>Location</b>	<b>Location Description</b>	<b>UF Code</b>	<b>Description</b>	<b>Condition</b>	<b>Plan Type</b>	<b>Cost</b>
5085885	Fairlawn Elementary / Building 060	Mechanical room	D3020	Furnace, Gas, Replace	Failed	Performance/Integrity	\$5,500
<b>Total (1 Items)</b>							<b>\$5,500</b>

#### Site

<b>ID</b>	<b>Location</b>	<b>Location Description</b>	<b>UF Code</b>	<b>Description</b>	<b>Condition</b>	<b>Plan Type</b>	<b>Cost</b>
5086023	Fairlawn Elementary / Site	Playground	G2050	Playfield Surfaces, Chips Wood, 6" Depth, Replace	Poor	Environmental	\$25,600
<b>Total (1 Items)</b>							<b>\$25,600</b>

### Key Findings



#### Furnace in Failed condition.

Gas  
Building 060 Fairlawn Elementary Mechanical room

Uniformat Code: D3020  
Recommendation: **Replace in 2023**

Priority Score: **86.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$5,500

\$\$\$\$

Locked out, not currently operating - AssetCALC ID: 5085885



#### Playfield Surfaces in Poor condition.

Chips Wood, 6" Depth  
Site Fairlawn Elementary Playground

Uniformat Code: G2050  
Recommendation: **Replace in 2023**

Priority Score: **73.9**

Plan Type: Environmental

Cost Estimate: \$25,600

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Some fungal growth present at SW playground - AssetCALC ID: 5086023



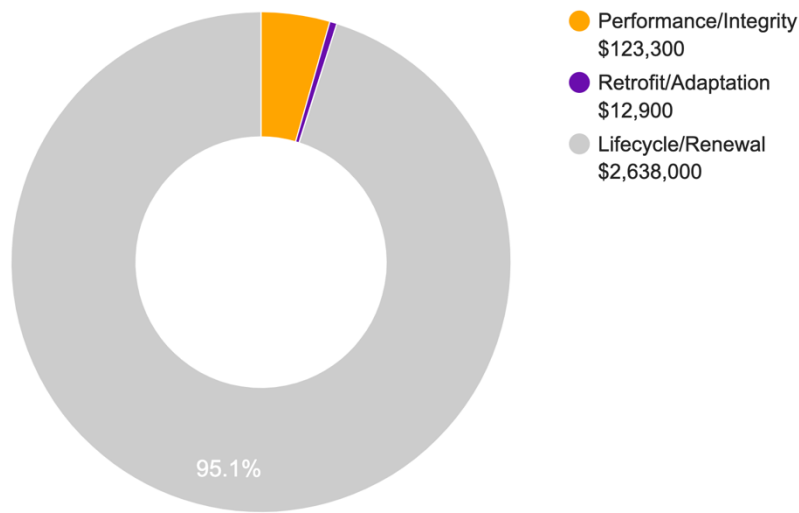
## Plan Types

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)



10-YEAR TOTAL: \$2,774,200



## 2. Building 010

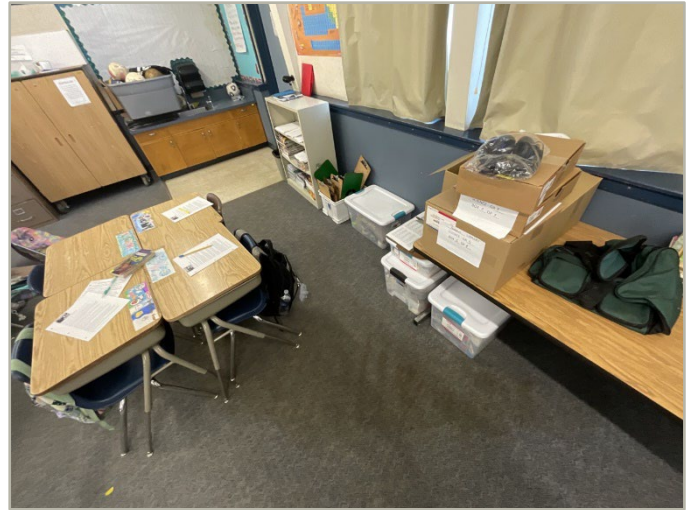


### Building 010: Systems Summary

<b>Constructed/Renovated</b>	1972 / 2001	
<b>Building/Group Size</b>	8,060 square feet	
<b>Number of Stories</b>	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Steel frame with concrete-topped metal decks over concrete pad column footings	Fair
<b>Façade</b>	Wall Finish: Stucco Windows: Aluminum	Fair
<b>Roof</b>	Primary: Flat construction with built-up finish Secondary: Hip construction with asphalt shingles	Fair
<b>Interiors</b>	Walls: Painted gypsum board and ceramic tile Floors: Carpet, VCT, and Ceramic tile Ceilings: Painted gypsum board and ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Distribution: Copper supply and PVC waste and venting Hot Water: tankless water heater at one sink. Fixtures: Toilets, urinals, and sinks in all restrooms	Good
<b>HVAC</b>	Packaged unit	Fair

<b>Building 010: Systems Summary</b>		
<b>Fire Suppression</b>	Fire extinguishers only	--
<b>Electrical</b>	Source and Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	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. Building 020



#### Building 020: Systems Summary

<b>Constructed/Renovated</b>	1986	
<b>Building Size</b>	5,500 square feet	
<b>Number of Stories</b>	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Steel frame with concrete-topped metal decks over concrete pad column footings	Fair
<b>Façade</b>	Wall Finish: Stucco Windows: Aluminum	Fair
<b>Roof</b>	Primary: Saltbox construction with built-up finish Secondary: Flat construction with single-ply TPO/PVC membrane	Fair
<b>Interiors</b>	Walls: Painted gypsum board Floors: Carpet, VCT Ceilings: ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Distribution: Copper supply and cast iron waste and venting Hot Water: None Fixtures: Sinks in Classrooms	Fair

<b>Building 020: Systems Summary</b>		
<b>HVAC</b>	Non-Central System: Furnaces with split-system condensing units Supplemental components: Split-system heat pumps	Fair
<b>Fire Suppression</b>	Fire extinguishers only	Fair
<b>Electrical</b>	Source and Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, 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.	

## 4. Building 030



### Building 030: Systems Summary

<b>Constructed/Renovated</b>	1986	
<b>Building Size</b>	4,969 square feet	
<b>Number of Stories</b>	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Steel frame with concrete-topped metal decks over concrete pad column footings	Fair
<b>Façade</b>	Wall Finish: Stucco Windows: Aluminum	Fair
<b>Roof</b>	Primary: Saltbox construction with built-up finish Secondary: Flat construction with single-ply TPO/PVC membrane	Fair
<b>Interiors</b>	Walls: Painted gypsum board and terrazzo Floors: Carpet, VCT, and terrazzo Ceilings: ACT	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, urinals, and sinks in all restrooms	Fair

<b>Building 030: Systems Summary</b>		
<b>HVAC</b>	Non-Central System: Furnaces with split-system condensing units Supplemental components: Split-system heat pumps	Fair
<b>Fire Suppression</b>	Fire extinguishers only	Fair
<b>Electrical</b>	Source and Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, 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.	

## 5. Building 050



### Building 050: Systems Summary

<b>Constructed/Renovated</b>	1959	
<b>Building Size</b>	5,624 square feet	
<b>Number of Stories</b>	1 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 finish	Good
<b>Interiors</b>	Walls: Painted gypsum board and ceramic tile Floors: Carpet, VCT, and ceramic tile Ceilings: Painted gypsum board and ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Distribution: Copper supply and PVC waste and venting Hot Water: None Fixtures: Toilets, urinals, and sinks in all restrooms	Fair



<b>Building 050: Systems Summary</b>		
<b>HVAC</b>	Non-Central System: Packaged units Supplemental components: Wall unit heater	Good
<b>Fire Suppression</b>	Fire extinguishers only	Fair
<b>Electrical</b>	Source and Distribution: Fed from 020 building with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, 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.	

## 6. Building 060



Building 060: Systems Summary		
<b>Constructed/Renovated</b>	1986	
<b>Building Size</b>	4,500 square feet	
<b>Number of Stories</b>	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Steel frame with concrete-topped metal decks over concrete pad column footings	Fair
<b>Façade</b>	Wall Finish: Stucco Windows: Aluminum	Fair
<b>Roof</b>	Flat construction with built-up finish	Fair
<b>Interiors</b>	Walls: Painted gypsum board and P-Lam Floors: Carpet, faux wood plank LVT, and quarry tile Ceilings: ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Distribution: Copper supply and PVC waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilet and sink in restroom	Fair

<b>Building 060: Systems Summary</b>		
<b>HVAC</b>	Non-Central System: Furnaces with split-system condensing units Supplemental components: Indoor rotating fans	Fair
<b>Fire Suppression</b>	Fire extinguishers only	Fair
<b>Electrical</b>	Source and Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	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>	Furnace was tagged out with gas line disconnected.	

## 7. Site Summary



Site Information		
System	Description	Condition
<b>Pavement/Flatwork</b>	Concrete lots with adjacent concrete sidewalks, curbs, and ramps	Fair
<b>Site Development</b>	Building-mounted signage; CMU wall fencing; chain-link fence dumpster enclosures Playgrounds and sports fields and courts with dirt track and fencing Limited park benches, picnic tables, trash receptacles	Fair
<b>Landscaping and Topography</b>	Significant landscaping features including lawns, trees, bushes, and planters Irrigation present Low 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 Pedestrian walkway and landscape accent lighting	Good
<b>Ancillary Structures</b>	Storage sheds, and Prefabricated modular buildings	Fair
<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>	fungal growth present at SW playground	

## 8. Property Space Use and Observed Areas

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### Areas Observed

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

### Key Spaces Not Observed

All key areas of the property were accessible and observed.

## 9. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The campus was originally constructed in 1972 with additional buildings added and renovated in phases over time.

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

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

## 10. 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.



## 11. Opinions of Probable Costs

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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.

## 12. Certification

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DLR Group (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Fairlawn Elementary, 120 North Mary Drive, 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:** Jesse Azaret,  
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## 13. 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 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - STUCCO FINISH



6 - TPO FLAT ROOF



### Photographic Overview



7 - ASPHALT SHINGLE ROOFING



8 - BUILT-UP ROOF FINISH



9 - CLASSROOM CASEWORK



10 - TYPICAL INTERIOR FINISHES



11 - CLASSROOM FURNISHINGS



12 - TOILET



### Photographic Overview



13 - WALL-HUNG SINK



14 - URINALS



15 - DRINKING FOUNTAIN



16 - WALL-MOUNTED HEAT PUMP



17 - PACKAGED UNIT



18 - SPLIT SYSTEM HEAT PUMP



### Photographic Overview



19 - INDIVIDUAL GAS FURNACES



20 - FIRE EXTINGUISHER



21 - SECONDARY TRANSFORMER



22 - ELECTRICAL DISTRIBUTION



23 - FIRE ALARM PANEL



24 - FIRE ALARM BOOSTER PANEL



### Photographic Overview



25 - DOUBLE OVEN



26 - THREE DOOR FREEZER



27 - FOOD WARMER



28 - IRRIGATION SYSTEM



29 - MODULAR BATHROOM



30 - BASKETBALL COURT



### Photographic Overview



31 - PLAY STRUCTURES



32 - CONCRETE SURFACES THROUGHOUT



33 - PARKING LOTS



34 - GRASS FIELD AND DIRT TRACK



35 - SHED STRUCTURE



36 - CONCRETE FAILURE, TRIP HAZARD



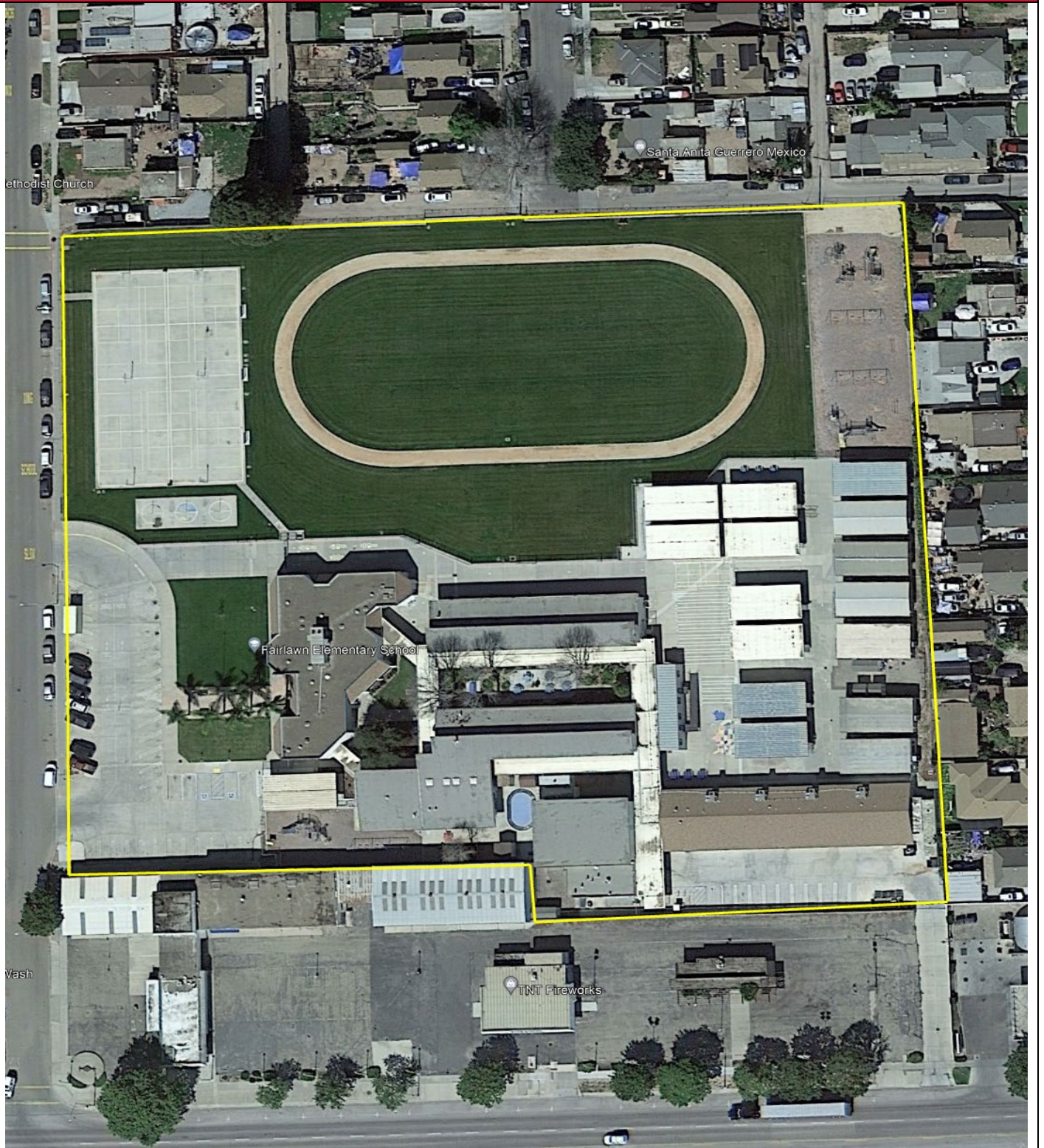
## Appendix B:



### Site Plan

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# Site Plan



 <b>BUREAU VERITAS</b>	<b>Project Number</b>	<b>Project Name</b>	 <b>N</b>
	158764.22R000-010.017	Fairlawn Elementary	
	<b>Source</b>	<b>On-Site Date</b>	
	Google	January 17, 2023	

## Appendix C:

### Pre-Survey Questionnaire

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## BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name: Forttown

Name of person completing form: \_\_\_\_\_

Title / Association with property: \_\_\_\_\_

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

Date Completed: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Method of Completion: Choose an item.

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

Data Overview		Response		
1	Year/s constructed / renovated			
2	Building size in SF			
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
Question		Response		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	<p><i>Sewer line behind Kitchen -</i>  <i>Building 30 new water lines.</i></p>		

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

Question		Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?		X			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?		X			
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?	X				
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?	X				
14	Is the electrical service outdated, undersized, or problematic?		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?					
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.					
20	ADA: Has building management reported any accessibility-based complaints or litigation?					
21	Are any areas of the property leased to outside occupants?		X			



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

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## Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Fairlawn Elementary

BV Project Number: 158764.22R000-010.017

### Abbreviated Accessibility Checklist

#### Facility History and Interview

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

## Abbreviated Accessibility Checklist

### Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL

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

# Abbreviated Accessibility Checklist

## Exterior Accessible Route



ACCESSIBLE PATH



CURB CUT

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

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

# Abbreviated Accessibility Checklist

## Building Entrances



MAIN ENTRANCE



DOOR HARDWARE

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

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

# Abbreviated Accessibility Checklist

## Interior Accessible Route



SELF-SERVICE AREA



DOOR HARDWARE

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



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

## Abbreviated Accessibility Checklist

### Elevators

*Elevators section not applicable at this site.*

## Abbreviated Accessibility Checklist

### Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

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

## Abbreviated Accessibility Checklist

### Kitchens/Kitchenettes

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

# Abbreviated Accessibility Checklist

## Playgrounds and Swimming Pools



OVERVIEW OF PLAYGROUND



PLAYGROUND SURFACE

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

## Appendix E:

### Component Condition Report

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**Component Condition Report | Fairlawn Elementary / Building 010**

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	6,750 SF	5	5085936
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	24	8	5085889
B2020	Office	Good	Screens & Shutters, Rolling Security Shutter, 55 to 100 SF	1	13	5085940
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	10	16	5086017
<b>Roofing</b>						
B3010	Roof	Good	Roofing, Asphalt Shingle, 20-Year Standard	1,500 SF	14	5086041
B3010	Roof	Fair	Roofing, Built-Up	6,580 SF	10	5086028
<b>Interiors</b>						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	9	15	5085944
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	8,060 SF	12	5086066
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	12	9	5085998
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	1,500 SF	15	5085911
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	11,400 SF	5	5086003
C2030	Throughout building	Fair	Flooring, Ceramic Tile	400 SF	15	5086073
C2030	Restrooms	Fair	Flooring, Ceramic Tile	1,000 SF	15	5085916
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	1,750 SF	8	5085976
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	5,000 SF	5	5085970
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,000 SF	5	5085945
<b>Plumbing</b>						
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	13	14	5085872
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	10	15	5085980
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	10	5085932
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	8	5085914
D2010	Restrooms	Fair	Urinal, Standard	5	14	5086034
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	8,060 SF	25	5085875
<b>HVAC</b>						
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	6	5086009
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	8,060 SF	10	5085977
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	8	8	5086062
<b>Fire Protection</b>						
D4030	Throughout building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	4	5	5085912
<b>Electrical</b>						
D5020	Electrical room	Fair	Switchboard, 120/208 V	1	10	5085955
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	10	5086067
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	8,060 SF	15	5085994
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	8,060 SF	11	5086039
D5040	Building exterior	Good	Standard Fixture w/ Lamp, any type, w/ LED Replacement	10	16	5085873



**Component Condition Report | Fairlawn Elementary / Building 010**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign, LED	7	5	5086030
<b>Fire Alarm &amp; Electronic Systems</b>						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	8,060 SF	10	5085882
D7050	Office	Fair	Fire Alarm Panel, Multiplex	1	7	5086057
<b>Equipment &amp; Furnishings</b>						
E1040	Throughout building	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	5	5086065
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	125 LF	6	5085881
E2010	Throughout building	Fair	Casework, Cabinetry Economy	90 LF	6	5085877
<b>Sitework</b>						
G2060	Building exterior	Fair	Signage, Property, Pylon Standard, Replace/Install	1	4	5085900
G2060	Building exterior	Fair	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	1	8	5085892

**Component Condition Report | Fairlawn Elementary / Building 020**

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	8,700 SF	5	5085926
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	60	9	5085999
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	12	16	5085927
<b>Roofing</b>						
B3010	Covered walkway	Fair	Roofing, Single-Ply Membrane, TPO/PVC	1,200 SF	4	5085896
B3010	Roof	Fair	Roofing, Built-Up	4,300 SF	8	5086005
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	225 LF	10	5086025
<b>Interiors</b>						
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	4,400 SF	11	5085883
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	8,300 SF	5	5085963
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	4,200 SF	6	5085962
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	200 SF	8	5086042
<b>Plumbing</b>						
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	3	8	5085934
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Very Low Density (excludes fixtures)	5,500 SF	16	5085984
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	4	10	5086068
<b>HVAC</b>						
D3020	Mechanical room	Fair	Furnace, Gas	4	5	5085890
D3020	Mechanical room	Fair	Furnace, Electric	1	10	5085974
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	4	5085939
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	5,500 SF	10	5085919
<b>Fire Protection</b>						
D4030	Throughout building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	2	5	5085891
<b>Electrical</b>						

**Component Condition Report | Fairlawn Elementary / Building 020**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Building exterior	Fair	Secondary Transformer, Dry, Stepdown	1	10	5086035
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	5,500 SF	15	5085961
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	5,500 SF	11	5085906
D5040	Building exterior	Good	Standard Fixture w/ Lamp, any type, w/ LED Replacement	7	16	5085863
<b>Fire Alarm &amp; Electronic Systems</b>						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	5,500 SF	10	5085893
D7050	Telecommunications room	Fair	Fire Alarm Panel, Multiplex	1	7	5085960
<b>Equipment &amp; Furnishings</b>						
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	20 LF	6	5086006
E2010	Throughout building	Fair	Casework, Cabinetry Economy	40 LF	6	5086007
<b>Sitework</b>						
G2080	Mechanical room	Fair	Irrigation System, Control Panel	1	8	5085868

**Component Condition Report | Fairlawn Elementary / Building 030**

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	13,500 SF	5	5086061
B2020	Building exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	89	6	5086044
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	26	16	5086021
<b>Roofing</b>						
B3010	Roof	Fair	Roofing, Built-Up	6,900 SF	8	5085931
B3010	Covered walkway	Fair	Roofing, Single-Ply Membrane, TPO/PVC	1,150 SF	6	5086013
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	250 LF	10	5086010
<b>Interiors</b>						
C1010	Restrooms	Fair	Interior Wall, Stone	300 SF	30	5086024
C1030	Restrooms	Fair	Interior Door, Wood, Solid-Core	2	18	5085925
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	7,450 SF	11	5086052
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	3	9	5085979
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	12,200 SF	5	5085948
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	6,900 SF	4	5085937
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	250 SF	8	5085996
C2030	Throughout building	Fair	Flooring, Vinyl Sheeting	1,000 SF	6	5085985
C2030	Restrooms	Fair	Flooring, Terrazzo	300 SF	30	5085924
<b>Plumbing</b>						
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	8,050 SF	20	5085899
D2010	Restrooms	Fair	Toilet, Child-Sized	2	13	5086076
D2010	Building exterior	Fair	Backflow Preventer, Domestic Water	1	12	5085971
D2010	Restrooms	Fair	Urinal, Standard	2	14	5085975
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	5	18	5086038

**Component Condition Report | Fairlawn Elementary / Building 030**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	6	10	5085989
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	11	5086012
D2010	Mechanical room	Fair	Water Heater, Gas, Residential	1	8	5086064
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	5	8	5086071
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	3	14	5085886
<b>HVAC</b>						
D3020	Mechanical room	Fair	Furnace, Gas	1	10	5085982
D3020	Mechanical room	Fair	Furnace, Gas	3	8	5085983
D3020	Mechanical room	Good	Furnace, Gas	1	14	5085951
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	6	5086016
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	8,050 SF	10	5085880
<b>Fire Protection</b>						
D4030	Throughout building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	4	5	5085991
<b>Electrical</b>						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	8,050 SF	15	5085942
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	4,969 SF	11	5085922
D5040	Building exterior	Good	Standard Fixture w/ Lamp, any type, w/ LED Replacement	10	16	5086060
<b>Fire Alarm &amp; Electronic Systems</b>						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	8,050 SF	10	5085871
<b>Equipment &amp; Furnishings</b>						
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	25 LF	6	5086043
E2010	Throughout building	Fair	Casework, Cabinetry Economy	60 LF	6	5085907

**Component Condition Report | Fairlawn Elementary / Building 050**

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	3,720 SF	5	5085956
B2020	Building exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	156	9	5085879
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	12	16	5085904
<b>Roofing</b>						
B3010	Roof	Good	Roofing, Asphalt Shingle, 20-Year Standard	5,624 SF	14	5085930
B3020	Building exterior	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	310 LF	10	5085993
<b>Interiors</b>						
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	4,500 SF	11	5086047
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	5	9	5085965
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	800 SF	15	5086026
C2010	Throughout building	Good	Wall Finishes, any surface, Prep & Paint	4,400 SF	5	5085894
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	200 SF	6	5086001
C2030	Restrooms	Fair	Flooring, Ceramic Tile	500 SF	15	5085995

**Component Condition Report | Fairlawn Elementary / Building 050**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	4,500 SF	5	5085905
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	800 SF	5	5085973
<b>Plumbing</b>						
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	5,624 SF	20	5086037
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	4	20	5085935
D2010	Restrooms	Fair	Urinal, Standard	4	14	5085920
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	4	10	5086045
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	18	5085958
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	4	14	5086032
<b>HVAC</b>						
D3020	Office	Fair	Unit Heater, Natural Gas	1	6	5085918
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	5,624 SF	10	5085895
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	4	10	5085874
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	2	19	5086058
<b>Fire Protection</b>						
D4030	Throughout building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	2	5	5086000
<b>Electrical</b>						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	5,624 SF	15	5085864
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	5,624 SF	11	5085923
D5040	Building exterior	Good	Standard Fixture w/ Lamp, any type, w/ LED Replacement	5	16	5085909
<b>Fire Alarm &amp; Electronic Systems</b>						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	5,624 SF	10	5085981
<b>Equipment &amp; Furnishings</b>						
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	40 LF	6	5086070
E2010	Throughout building	Fair	Casework, Cabinetry Economy	60 LF	6	5085988

**Component Condition Report | Fairlawn Elementary / Building 060**

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	6,300 SF	5	5085950
B2020	Building exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	39	12	5085903
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	12	16	5086050
<b>Roofing</b>						
B3010	Roof	Fair	Roofing, Built-Up	4,500 SF	11	5086075
<b>Interiors</b>						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	6	18	5085947
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	4,500 SF	11	5085954
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	6,800 SF	5	5085933
C2010	Kitchen	Fair	Wall Finishes, Laminated Paneling (FRP)	800 SF	13	5085972

**Component Condition Report | Fairlawn Elementary / Building 060**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Kitchen	Fair	Flooring, Quarry Tile	625 SF	32	5085969
C2030	Office	Fair	Flooring, Carpet, Commercial Standard	100 SF	5	5085913
C2030	Cafeteria	Good	Flooring, Laminate Faux Wood	2,250 SF	11	5085957
<b>Plumbing</b>						
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	4,500 SF	20	5085884
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	1	14	5085938
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	2	8	5085917
D2010	Kitchen	Good	Sink/Lavatory, Vanity Top, Stainless Steel	1	22	5085967
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	9	5085898
D2010	Mechanical room	Fair	Water Heater, Gas, Residential	1	8	5086022
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	5	5086031
<b>HVAC</b>						
D3020	Mechanical room	Failed	Furnace, Gas	2	0	5085885
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	4,500 SF	10	5085986
<b>Fire Protection</b>						
D4030	Kitchen	Fair	Fire Extinguisher, Wet Chemical/CO2	1	5	5086059
D4030	Cafeteria	Fair	Fire Extinguisher, Type ABC, up to 20 LB	1	5	5086015
<b>Electrical</b>						
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	14	5085968
D5020	Electrical room	Fair	Switchboard, 277/480 V	1	15	5085915
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	4,500 SF	15	5085928
D5040	Building exterior	Good	Standard Fixture w/ Lamp, any type, w/ LED Replacement	3	16	5086029
D5040	Cafeteria	Fair	Emergency & Exit Lighting, Exit Sign, LED	2	5	5085869
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	4,500 SF	11	5085959
<b>Fire Alarm &amp; Electronic Systems</b>						
D6030	Cafeteria	Fair	Sound System, Theater/Auditorium/Church	2,250 SF	11	5085870
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	4,500 SF	10	5085901
D7050	Utility closet	Fair	Fire Alarm Panel, Multiplex	1	7	5085943
<b>Equipment &amp; Furnishings</b>						
E1030	Cafeteria	Good	Foodservice Equipment, Dairy Cooler/Wells	2	11	5086020
E1030	Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	2	5	5086048
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	3	9	5085867
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	9	5085966
E1030	Kitchen	Good	Foodservice Equipment, Freezer, 3-Door Reach-In	1	11	5086008
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	4	5085888
E1030	Kitchen	Good	Foodservice Equipment, Convection Oven, Double	1	7	5086019
E1060	Kitchen	Good	Residential Fixtures, Ceiling Fan	3	11	5086046
<b>Sitework</b>						
G2060	Cafeteria	Good	Picnic Table, Wood/Composite/Fiberglass	10	13	5086004

**Component Condition Report | Fairlawn Elementary / Restroom Modular**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	5	38	5085987
<b>Interiors</b>						
C1070	Restrooms	Good	Suspended Ceilings, Acoustical Tile (ACT)	480 SF	23	5086002
C1090	Restrooms	Good	Toilet Partitions, Metal	2	18	5085953
C2010	Restrooms	Good	Wall Finishes, Laminated Paneling (FRP)	700 SF	28	5085921
C2030	Restrooms	Good	Flooring, Vinyl Sheeting	480 SF	13	5086074
<b>Plumbing</b>						
D2010	Restrooms	Good	Toilet, Commercial Water Closet	5	28	5085902
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	5	28	5086051
D2010	Restrooms	Good	Plumbing System, Supply & Sanitary, High Density (excludes fixtures)	480 SF	38	5085908
D2010	Restrooms	Good	Water Heater, Electric, Residential	1	13	5085952
<b>Electrical</b>						
D5030	Restrooms	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	480 SF	38	5085964
D5040	Restrooms	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	480 SF	18	5085910
D5040	Building Exterior	Good	Standard Fixture w/ Lamp, any type, w/ LED Replacement	4	18	5085878
<b>Fire Alarm &amp; Electronic Systems</b>						
D7050	Restrooms	Good	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	480 SF	18	5086049

**Component Condition Report | Fairlawn Elementary / Site**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2080	Site	Good	Awning, Fabric, per SF of awning	2,000 SF	8	5085990
<b>Plumbing</b>						
D2010	Site	Good	Backflow Preventer, Domestic Water	1	23	5086011
<b>Fire Alarm &amp; Electronic Systems</b>						
D6060	Telecommunications room	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	44,500 SF	7	5086018
D7030	Site	Fair	Security/Surveillance System, Full System Upgrade, Average Density	44,500 SF	5	5086054
<b>Special Construction &amp; Demo</b>						
F1020	Site	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	15,360 SF	15	5085865
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	300 SF	18	5085876
<b>Pedestrian Plazas &amp; Walkways</b>						
G2020	Parking lot	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	31,000 SF	3	5086036
G2020	Parking lot	Fair	Parking Lots, Pavement, Concrete	31,000 SF	30	5086063
G2020	Basketball courts	Fair	Parking Lots, Pavement, Concrete, Crack Fill & Stripe	17,000 SF	3	5085978
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	33,000 SF	32	5085941
<b>Athletic, Recreational &amp; Playfield Areas</b>						
G2050	Playground	Poor	Playfield Surfaces, Chips Wood, 6" Depth	11,700 SF	0	5086023
G2050	Playground	Good	Play Structure, Multipurpose, Small	1	13	5086055

**Component Condition Report | Fairlawn Elementary / Site**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2050	Playground	Fair	Play Structure, Multipurpose, Medium	2	8	5086027
G2050	Basketball courts	Fair	Athletic Surfaces & Courts, Skate Park, Concrete Pavement, Maintain	17,000 SF	3	5086072
G2050	Playground	Fair	Play Structure, Swing Set, 4 Seats	4	8	5085887
G2050	Basketball courts	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	8	16	5086033
<b>Sitework</b>						
G2060	Site	Fair	Park Bench, Metal Powder-Coated	6	5	5085949
G2060	Site	Good	Flagpole, Metal	1	20	5085946
G2060	Parking lot	Good	Retaining Wall, Brick/Stone	1,450 SF	26	5085992
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	12	10	5086053
G2060	Site	Fair	Picnic Table, Precast Concrete	9	15	5086040
G2060	Site	Fair	Fences & Gates, Vehicle Gate, Chain Link Manual	1	16	5085997
G2060	Parking lot	Fair	Dumpster Enclosure, Gates, Wood/Metal, Replace/Install	4	9	5086056
G2060	Site	Fair	Bike Rack, Fixed 6-10 Bikes	3	10	5086069
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	1,850 LF	23	5085897
G2060	Parking lot	Good	Fences & Gates, Vehicle Gate, Chain Link Sliding Electric	1	13	5085866
G2060	Site	Fair	Park Bench, Precast Concrete	4	10	5086077
G2060	Parking lot	Fair	Park Bench, Metal Powder-Coated	4	5	5085929
G2080	Site	Fair	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	85,000 SF	12	5086014

## Appendix F: Replacement Reserves

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Replacement Reserves Report



2/21/2023

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	
Fairlawn Elementary	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Fairlawn Elementary / Building 010	\$0	\$0	\$0	\$0	\$11,719	\$102,268	\$126,942	\$5,392	\$96,145	\$12,870	\$295,971	\$55,026	\$44,082	\$4,829	\$46,584	\$297,350	\$14,949	\$0	\$0	\$0	\$0	\$0	\$1,114,127
Fairlawn Elementary / Building 020	\$0	\$0	\$0	\$0	\$30,099	\$63,084	\$51,693	\$5,392	\$98,158	\$81,512	\$95,336	\$60,912	\$0	\$0	\$0	\$89,816	\$80,446	\$0	\$0	\$7,687	\$0	\$0	\$664,134
Fairlawn Elementary / Building 030	\$0	\$0	\$0	\$0	\$63,837	\$75,472	\$166,006	\$0	\$158,484	\$3,218	\$100,601	\$75,606	\$5,000	\$2,897	\$100,048	\$135,792	\$31,306	\$0	\$16,606	\$0	\$79,675	\$0	\$1,014,547
Fairlawn Elementary / Building 050	\$0	\$0	\$0	\$0	\$0	\$67,861	\$23,033	\$0	\$0	\$217,293	\$121,602	\$62,290	\$0	\$0	\$51,344	\$155,163	\$14,598	\$0	\$2,612	\$5,381	\$134,337	\$0	\$855,514
Fairlawn Elementary / Building 060	\$5,480	\$0	\$0	\$0	\$5,551	\$54,177	\$0	\$18,197	\$5,970	\$16,016	\$46,397	\$202,042	\$57,896	\$30,259	\$28,680	\$148,538	\$13,824	\$17,209	\$7,837	\$8,648	\$126,490	\$0	\$793,212
Fairlawn Elementary / Restroom Modular	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,293	\$0	\$0	\$0	\$0	\$10,188	\$0	\$0	\$0	\$16,481
Fairlawn Elementary / Site	\$25,646	\$0	\$0	\$72,217	\$0	\$121,974	\$30,623	\$89,975	\$142,864	\$43,187	\$21,799	\$0	\$169,390	\$83,534	\$0	\$5,303,937	\$136,656	\$0	\$156,360	\$0	\$181,124	\$0	\$6,579,286
<b>Grand Total</b>	<b>\$31,126</b>	<b>\$0</b>	<b>\$0</b>	<b>\$72,217</b>	<b>\$111,205</b>	<b>\$484,835</b>	<b>\$398,297</b>	<b>\$118,956</b>	<b>\$501,622</b>	<b>\$374,096</b>	<b>\$681,707</b>	<b>\$455,877</b>	<b>\$276,367</b>	<b>\$127,811</b>	<b>\$226,656</b>	<b>\$6,130,596</b>	<b>\$291,778</b>	<b>\$17,209</b>	<b>\$193,602</b>	<b>\$21,717</b>	<b>\$521,625</b>	<b>\$0</b>	<b>\$11,037,301</b>

Fairlawn Elementary

Fairlawn Elementary / Building 010

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	5085936	Exterior Walls, any painted surface, Prep & Paint		10	5	5	6750	SF	\$3.29	\$22,194						\$22,194									\$22,194							\$44,388		
B2020	Building Exterior	5085889	Window, Aluminum Double-Glazed, 16-25 SF, Replace		30	22	8	24	EA	\$1,041.20	\$24,989							\$24,989																\$24,989	
B2020	Office	5085940	Screens & Shutters, Rolling Security Shutter, 55 to 100 SF, Replace		20	7	13	1	EA	\$3,288.00	\$3,288													\$3,288										\$3,288	
B2050	Building Exterior	5086017	Exterior Door, Steel, Standard, Replace		40	24	16	10	EA	\$657.60	\$6,576																\$6,576						\$6,576		
B3010	Roof	5086041	Roofing, Asphalt Shingle, 20-Year Standard, Replace		20	6	14	1500	SF	\$4.16	\$6,247														\$6,247								\$6,247		
B3010	Roof	5086028	Roofing, Built-Up, Replace		25	15	10	6580	SF	\$15.34	\$100,964								\$100,964															\$100,964	
C1030	Throughout building	5085944	Interior Door, Wood, Solid-Core, Replace		40	25	15	9	EA	\$767.20	\$6,905															\$6,905							\$6,905		
C1070	Throughout building	5086066	Suspended Ceilings, Acoustical Tile (ACT), Replace		25	13	12	8060	SF	\$3.84	\$30,918												\$30,918											\$30,918	
C1090	Restrooms	5085998	Toilet Partitions, Plastic/Laminate, Replace		20	11	9	12	EA	\$822.00	\$9,864									\$9,864														\$9,864	
C2010	Restrooms	5085911	Wall Finishes, Ceramic Tile, Replace		40	25	15	1500	SF	\$19.73	\$29,592															\$29,592								\$29,592	
C2010	Throughout building	5086003	Wall Finishes, any surface, Prep & Paint		10	5	5	11400	SF	\$1.64	\$18,742						\$18,742									\$18,742								\$37,483	
C2030	Throughout building	5086073	Flooring, Ceramic Tile, Replace		40	25	15	400	SF	\$19.73	\$7,891															\$7,891								\$7,891	
C2030	Restrooms	5085916	Flooring, Ceramic Tile, Replace		40	25	15	1000	SF	\$19.73	\$19,728															\$19,728								\$19,728	
C2030	Throughout building	5085976	Flooring, Vinyl Tile (VCT), Replace		15	7	8	1750	SF	\$5.48	\$9,590								\$9,590															\$9,590	
C2030	Throughout building	5085970	Flooring, Carpet, Commercial Standard, Replace		10	5	5	5000	SF	\$8.22	\$41,100						\$41,100									\$41,100								\$82,200	
C2050	Restrooms	5085945	Ceiling Finishes, any flat surface, Prep & Paint		10	5	5	1000	SF	\$2.19	\$2,192						\$2,192									\$2,192								\$4,384	
D2010	Building exterior	5085914	Drinking Fountain, Wall-Mounted, Bi-Level, Replace		15	7	8	1	EA	\$1,644.00	\$1,644								\$1,644															\$1,644	
D2010	Throughout building	5085932	Sink/Lavatory, Vanity Top, Stainless Steel, Replace		30	20	10	2	EA	\$1,315.20	\$2,630															\$2,630								\$2,630	
D2010	Restrooms	5085872	Toilet, Commercial Water Closet, Replace		30	16	14	13	EA	\$1,424.80	\$18,522															\$18,522								\$18,522	
D2010	Restrooms	5086034	Urinal, Standard, Replace		30	16	14	5	EA	\$1,205.60	\$6,028															\$6,028								\$6,028	
D2010	Restrooms	5085980	Sink/Lavatory, Wall-Hung, Vitreous China, Replace		30	15	15	10	EA	\$1,644.00	\$16,440															\$16,440								\$16,440	
D3050	Roof	5086009	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	14	6	1	EA	\$82,200.00	\$82,200						\$82,200																	\$82,200	
D3050	Throughout building	5085977	HVAC System, Ductwork, Medium Density, Replace		30	20	10	8060	SF	\$4.38	\$35,335															\$35,335								\$35,335	
D3060	Roof	5086062	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace		20	12	8	8	EA	\$1,534.40	\$12,275								\$12,275															\$12,275	
D4030	Throughout building	5085912	Fire Extinguisher, Type ABC, up to 20 LB, Replace		10	5	5	4	EA	\$164.40	\$658						\$658									\$658								\$1,315	
D5020	Electrical room	5085955	Switchboard, 120/208 V, Replace		40	30	10	1	EA	\$43,840.00	\$43,840															\$43,840								\$43,840	
D5020	Electrical room	5086067	Secondary Transformer, Dry, Stepdown, Replace		30	20	10	1	EA	\$10,960.00	\$10,960															\$10,960								\$10,960	
D5030	Throughout building	5085994	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace		40	25	15	8060	SF	\$2.74	\$22,084																\$22,084								\$22,084
D5040	Throughout building	5086030	Emergency & Exit Lighting, Exit Sign, LED, Replace		10	5	5	7	EA	\$241.12	\$1,688						\$1,688									\$1,688								\$3,376	
D5040	Throughout building	5086039	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace		20	9	11	8060	SF	\$4.93	\$39,752															\$39,752								\$39,752	
D5040	Building exterior	5085873	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace		20	4	16	10	EA	\$274.00	\$2,740																\$2,740								\$2,740
D7050	Office	5086057	Fire Alarm Panel, Multiplex, Replace		15	8	7	1	EA	\$4,384.00	\$4,384								\$4,384															\$4,384	
D7050	Throughout building	5085882	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install		20	10	10	8060	SF	\$3.29	\$26,501															\$26,501								\$26,501	
E1040	Throughout building	5086065	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace		10	5	5	1	EA	\$1,644.00	\$1,644						\$1,644									\$1,644								\$3,288	
E2010	Throughout building	5085881	Casework, Countertop, Plastic Laminate, Replace		15	9	6	125	LF	\$54.80	\$6,850															\$6,850								\$6,850	
E2010	Throughout building	5085877	Casework, Cabinetry Economy, Replace		20	14	6	90	LF	\$191.80	\$17,262															\$17,262								\$17,262	
G2060	Building exterior	5085900	Signage, Property, Pylon Standard, Replace/Install		20	16	4	1	EA	\$10,412.00	\$10,41																								



Replacement Reserves Report



2/21/2023

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									
D3020	Mechanical room	5085951	Furnace, Gas, Replace		20	6	14	1	EA	\$2,740.00	\$2,740														\$2,740							\$2,740										
D3030	Roof	5086016	Split System, Condensing Unit/Heat Pump, Replace		15	9	6	1	EA	\$4,384.00	\$4,384							\$4,384															\$4,384									
D3050	Throughout building	5085880	HVAC System, Ductwork, Medium Density, Replace		30	20	10	8050	SF	\$4.38	\$35,291										\$35,291												\$35,291									
D4030	Throughout building	5085991	Fire Extinguisher, Type ABC, up to 20 LB, Replace		10	5	5	4	EA	\$164.40	\$658					\$658											\$658						\$658									
D5030	Throughout building	5085942	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace		40	25	15	8050	SF	\$2.74	\$22,057															\$22,057							\$22,057									
D5040	Throughout building	5085922	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace		20	9	11	4969	SF	\$4.93	\$24,507											\$24,507											\$24,507									
D5040	Building exterior	5086060	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace		20	4	16	10	EA	\$241.12	\$2,411																\$2,411						\$2,411									
D7050	Throughout building	5085871	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install		20	10	10	8050	SF	\$3.29	\$26,468										\$26,468												\$26,468									
E2010	Throughout building	5086043	Casework, Countertop, Plastic Laminate, Replace		15	9	6	25	LF	\$54.80	\$1,370							\$1,370															\$1,370									
E2010	Throughout building	5085907	Casework, Cabinetry Economy, Replace		20	14	6	60	LF	\$191.80	\$11,508							\$11,508															\$11,508									
<b>Totals, Unescalated</b>												\$0	\$0	\$0	\$0	\$56,718	\$65,102	\$139,028	\$0	\$125,108	\$2,466	\$74,857	\$54,620	\$3,507	\$1,973	\$66,144	\$87,159	\$19,509	\$0	\$9,754	\$0	\$44,114								\$750,059		
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>												\$0	\$0	\$0	\$0	\$63,837	\$75,472	\$166,006	\$0	\$158,484	\$3,218	\$100,601	\$75,606	\$5,000	\$2,897	\$100,048	\$135,792	\$31,306	\$0	\$16,606	\$0	\$79,675										\$1,014,547

Fairlawn Elementary / Building 050

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	5085956	Exterior Walls, any painted surface, Prep & Paint		10	5	5	3720	SF	\$3.29	\$12,231						\$12,231										\$12,231							\$12,231							
B2020	Building exterior	5085879	Window, Aluminum Double-Glazed, 16-25 SF, Replace		30	21	9	156	EA	\$1,041.20	\$162,427										\$162,427													\$162,427							
B2050	Building exterior	5085904	Exterior Door, Steel, Standard, Replace		40	24	16	12	EA	\$657.60	\$7,891																	\$7,891						\$7,891							
B3010	Roof	5085930	Roofing, Asphalt Shingle, 20-Year Standard, Replace		20	6	14	5624	SF	\$4.16	\$23,423															\$23,423							\$23,423								
B3020	Building exterior	5085993	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace		20	10	10	310	LF	\$9.86	\$3,058											\$3,058											\$3,058								
C1070	Throughout building	5086047	Suspended Ceilings, Acoustical Tile (ACT), Replace		25	14	11	4500	SF	\$3.84	\$17,262												\$17,262											\$17,262							
C1090	Restrooms	5085965	Toilet Partitions, Plastic/Laminate, Replace		20	11	9	5	EA	\$822.00	\$4,110																						\$4,110								
C2010	Restrooms	5086026	Wall Finishes, Ceramic Tile, Replace		40	25	15	800	SF	\$19.73	\$15,782																\$15,782							\$15,782							
C2010	Throughout building	5085894	Wall Finishes, any surface, Prep & Paint		10	5	5	4400	SF	\$1.64	\$7,234						\$7,234																	\$7,234							
C2030	Restrooms	5085995	Flooring, Ceramic Tile, Replace		40	25	15	500	SF	\$19.73	\$9,864																\$9,864							\$9,864							
C2030	Throughout building	5086001	Flooring, Vinyl Tile (VCT), Replace		15	9	6	200	SF	\$5.48	\$1,096							\$1,096																\$1,096							
C2030	Throughout building	5085905	Flooring, Carpet, Commercial Standard, Replace		10	5	5	4500	SF	\$8.22	\$36,990							\$36,990									\$36,990							\$36,990							
C2050	Restrooms	5085973	Ceiling Finishes, any flat surface, Prep & Paint		10	5	5	800	SF	\$2.19	\$1,754						\$1,754										\$1,754							\$1,754							
D2010	Throughout building	5086037	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace		40	20	20	5624	SF	\$12.06	\$67,803																				\$67,803			\$67,803							
D2010	Throughout building	5086045	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace		30	20	10	4	EA	\$1,205.60	\$4,822											\$4,822												\$4,822							
D2010	Restrooms	5085920	Urinal, Standard, Replace		30	16	14	4	EA	\$1,205.60	\$4,822															\$4,822								\$4,822							
D2010	Restrooms	5086032	Toilet, Commercial Water Closet, Replace		30	16	14	4	EA	\$1,424.80	\$5,699															\$5,699								\$5,699							
D2010	Utility closet	5085958	Sink/Lavatory, Service Sink, Wall-Hung, Replace		35	17	18	1	EA	\$1,534.40	\$1,534																	\$1,534						\$1,534							
D2010	Restrooms	5085935	Sink/Lavatory, Wall-Hung, Vitreous China, Replace		30	10	20	4	EA	\$1,644.00	\$6,576																				\$6,576			\$6,576							
D3020	Office	5085918	Unit Heater, Natural Gas, Replace		20	14	6	1	EA	\$4,493.60	\$4,494							\$4,494																\$4,494							
D3050	Throughout building	5085895	HVAC System, Ductwork, Medium Density, Replace		30	20	10	5624	SF	\$4.38	\$24,656											\$24,656												\$24,656							
D3050	Roof	5085874	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	10	10	4	EA	\$9,864.00	\$39,456											\$39,456												\$39,456							
D3060	Roof	5086058	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace		20	1	19	2	EA	\$1,534.40	\$3,069																		\$3,069					\$3,069							
D4030	Throughout building	5086000	Fire Extinguisher, Type ABC, up to 20 LB, Replace		10	5	5	2	EA	\$164.40	\$329						\$329										\$329							\$329							
D5030	Throughout building	5085864	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace		40	25	15	5624	SF	\$2.74	\$15,410																\$15,410							\$15,410							
D5040	Throughout building	5085923	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace		20	9	11	5624	SF	\$4.93	\$27,738											\$27,738												\$27,738							
D5040	Building exterior	5085909	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace		20	4	16	5	EA	\$241.12	\$1,206																	\$1,206						\$1,206							
D7050	Throughout building	5085981	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install		20	10	10	5624	SF	\$3.29	\$18,492											\$18,492												\$18,492							
E2010	Throughout building	5086070	Casework, Countertop, Plastic Laminate, Replace		15	9	6	40	LF	\$54.80	\$2,192							\$2,192																\$2,192							
E2010	Throughout building	5085988	Casework, Cabinetry Economy, Replace		20	14	6	60	LF	\$191.80	\$11,508							\$11,508																\$11,508							
<b>Totals, Unescalated</b>												\$0	\$0	\$0	\$0	\$58,537	\$19,290	\$0	\$166,537	\$90,484	\$45,000	\$0	\$33,944	\$99,594	\$9,097	\$0	\$1,534	\$3,069	\$74,379	\$0	\$1,534	\$3,069	\$74,379								\$601,464
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>												\$0	\$0	\$0	\$0	\$67,861	\$23,033	\$0	\$217,293	\$121,602	\$62,290	\$0	\$51,344	\$155,163	\$14,598	\$0	\$2,612	\$5,381	\$134,337	\$0	\$2,612	\$5,381	\$134,337								\$855,514

Fairlawn Elementary / Building 060

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost	*Subtotal	2023	2024	2025	2026	2027	2028	2029</
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Replacement Reserves Report



2/21/2023

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate	
C2010	Throughout building	5085933	Wall Finishes, any surface, Prep & Paint	10	5	5	6800	SF	\$1.64	\$11,179					\$11,179										\$11,179						\$22,358	
C2030	Cafeteria	5085957	Flooring, Laminate Faux Wood, Replace	15	4	11	2250	SF	\$7.67	\$17,262										\$17,262											\$17,262	
C2030	Office	5085913	Flooring, Carpet, Commercial Standard, Replace	10	5	5	100	SF	\$8.22	\$822					\$822										\$822						\$1,644	
D2010	Mechanical room	5086022	Water Heater, Gas, Residential, Replace	15	7	8	1	EA	\$1,424.80	\$1,425								\$1,425													\$1,425	
D2010	Throughout building	5085884	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	20	20	4500	SF	\$12.06	\$54,252																			\$54,252	\$54,252		
D2010	Kitchen	5086031	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	25	5	1	EA	\$2,740.00	\$2,740					\$2,740																\$2,740	
D2010	Building exterior	5085917	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	7	8	2	EA	\$1,644.00	\$3,288								\$3,288														\$3,288
D2010	Restrooms	5085898	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	21	9	1	EA	\$1,644.00	\$1,644									\$1,644													\$1,644
D2010	Restrooms	5085938	Toilet, Commercial Water Closet, Replace	30	16	14	1	EA	\$1,424.80	\$1,425													\$1,425									\$1,425
D3020	Mechanical room	5085885	Furnace, Gas, Replace	20	20	0	2	EA	\$2,740.00	\$5,480	\$5,480																		\$5,480	\$10,960		
D3050	Throughout building	5085986	HVAC System, Ductwork, Medium Density, Replace	30	20	10	4500	SF	\$4.38	\$19,728									\$19,728												\$19,728	
D4030	Kitchen	5086059	Fire Extinguisher, Wet Chemical/CO2, Replace	10	5	5	1	EA	\$328.80	\$329					\$329										\$329						\$329	
D4030	Cafeteria	5086015	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	1	EA	\$164.40	\$164					\$164										\$164						\$329	
D5020	Electrical room	5085968	Secondary Transformer, Dry, Stepdown, Replace	30	16	14	1	EA	\$17,536.00	\$17,536													\$17,536									\$17,536
D5020	Electrical room	5085915	Switchboard, 277/480 V, Replace	40	25	15	1	EA	\$49,320.00	\$49,320															\$49,320							\$49,320
D5030	Throughout building	5085928	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	25	15	4500	SF	\$2.74	\$12,330															\$12,330							\$12,330
D5040	Cafeteria	5085869	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	5	5	2	EA	\$241.12	\$482					\$482										\$482							\$964
D5040	Throughout building	5085959	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	9	11	4500	SF	\$4.93	\$22,194										\$22,194												\$22,194
D5040	Building exterior	5086029	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	4	16	3	EA	\$241.12	\$723																\$723						\$723
D6030	Cafeteria	5085870	Sound System, Theater/Auditorium/Church, Replace	20	9	11	2250	SF	\$1.64	\$3,699											\$3,699											\$3,699
D7050	Utility closet	5085943	Fire Alarm Panel, Multiplex, Replace	15	8	7	1	EA	\$4,384.00	\$4,384							\$4,384															\$4,384
D7050	Throughout building	5085901	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	10	10	4500	SF	\$3.29	\$14,796									\$14,796													\$14,796
E1030	Kitchen	5085888	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	11	4	1	EA	\$4,932.00	\$4,932				\$4,932														\$4,932				\$9,864
E1030	Kitchen	5086048	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	10	5	2	EA	\$5,151.20	\$10,302					\$10,302													\$10,302				\$20,605
E1030	Kitchen	5086019	Foodservice Equipment, Convection Oven, Double, Replace	10	3	7	1	EA	\$10,412.00	\$10,412						\$10,412											\$10,412					\$20,824
E1030	Kitchen	5085867	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	6	9	3	EA	\$1,863.20	\$5,590									\$5,590													\$5,590
E1030	Kitchen	5085966	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	6	9	1	EA	\$5,041.60	\$5,042									\$5,042													\$5,042
E1030	Cafeteria	5086020	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	4	11	2	EA	\$3,945.60	\$7,891											\$7,891											\$7,891
E1030	Kitchen	5086008	Foodservice Equipment, Freezer, 3-Door Reach-In, Replace	15	4	11	1	EA	\$7,452.80	\$7,453											\$7,453											\$7,453
E1060	Kitchen	5086046	Residential Fixtures, Ceiling Fan, Replace	15	4	11	3	EA	\$383.60	\$1,151											\$1,151											\$1,151
G2060	Cafeteria	5086004	Picnic Table, Wood/Composite/Fiberglass, Replace	20	7	13	10	EA	\$657.60	\$6,576													\$6,576									\$6,576
<b>Totals, Unescalated</b>											\$5,480	\$0	\$0	\$0	\$4,932	\$46,733	\$0	\$14,796	\$4,713	\$12,275	\$34,524	\$145,960	\$40,607	\$20,605	\$18,961	\$95,341	\$8,615	\$10,412	\$4,603	\$4,932	\$70,034	\$543,523
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$5,480	\$0	\$0	\$0	\$5,551	\$54,177	\$0	\$18,197	\$5,970	\$16,016	\$46,397	\$202,042	\$57,896	\$30,259	\$28,680	\$148,538	\$13,824	\$17,209	\$7,837	\$8,648	\$126,490	\$793,212

Fairlawn Elementary / Restroom Modular

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	
C1090	Restrooms	5085953	Toilet Partitions, Metal, Replace	20	2	18	2	EA	\$931.60	\$1,863																		\$1,863				\$1,863
C2030	Restrooms	5086074	Flooring, Vinyl Sheeting, Replace	15	2	13	480	SF	\$7.67	\$3,683												\$3,683										\$3,683
D2010	Restrooms	5085952	Water Heater, Electric, Residential, Replace	15	2	13	1	EA	\$602.80	\$603												\$603										\$603
D5040	Restrooms	5085910	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	2	18	480	SF	\$4.93	\$2,367																		\$2,367				\$2,367
D5040	Building Exterior	5085878	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	2	18	4	EA	\$241.12	\$964																	\$964					\$964
D7050	Restrooms	5086049	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	2	18	480	SF	\$1.64	\$789																		\$789				\$789
<b>Totals, Unescalated</b>											\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,285	\$0	\$0	\$0	\$5,984	\$0	\$0	\$10,270
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,293	\$0	\$0	\$0	\$10,188	\$0	\$0	\$16,481

Fairlawn Elementary / Site

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
B2080	Site	5085990	Awning, Fabric, per SF of awning, Replace	10	2	8	2000	SF	\$8.77	\$17,536									\$17,536									\$17,536				\$35,072
D6060	Telecommunications room	5086018	Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace	20	13	7	44500	SF	\$1.64	\$73,158								\$73,158														\$73,158
D7030	Site	5086054	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	10	5	44500	SF	\$2.19	\$97,544					\$97,544																	\$97,544
F1020	Site	5085865	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	20	15	15360	SF	\$219.20	\$3,366,912																\$3,366,912						\$3,366,912
F1020	Site	5085876	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	12	18	300	SF	\$27.40	\$8,220																		\$8,220				\$8,220
G2020	Parking lot	5086036	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2																											

Replacement Reserves Report



2/21/2023

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
G2050	Playground	5086027	Play Structure, Multipurpose, Medium, Replace	20	12	8	2	EA	\$21,920.00	\$43,840									\$43,840													\$43,840
G2050	Playground	5085887	Play Structure, Swing Set, 4 Seats, Replace	20	12	8	4	EA	\$2,740.00	\$10,960									\$10,960													\$10,960
G2050	Playground	5086055	Play Structure, Multipurpose, Small, Replace	20	7	13	1	EA	\$10,960.00	\$10,960													\$10,960									\$10,960
G2060	Site	5085949	Park Bench, Metal Powder-Coated, Replace	20	15	5	6	EA	\$767.20	\$4,603						\$4,603																\$4,603
G2060	Parking lot	5085929	Park Bench, Metal Powder-Coated, Replace	20	15	5	4	EA	\$767.20	\$3,069						\$3,069																\$3,069
G2060	Site	5086053	Picnic Table, Metal Powder-Coated, Replace	20	10	10	12	EA	\$767.20	\$9,206											\$9,206											\$9,206
G2060	Site	5086069	Bike Rack, Fixed 6-10 Bikes, Replace	20	10	10	3	EA	\$876.80	\$2,630											\$2,630											\$2,630
G2060	Site	5086077	Park Bench, Precast Concrete, Replace	25	15	10	4	EA	\$1,096.00	\$4,384											\$4,384											\$4,384
G2060	Parking lot	5085866	Fences & Gates, Vehicle Gate, Chain Link Sliding Electric, Replace	20	7	13	1	EA	\$5,480.00	\$5,480													\$5,480									\$5,480
G2060	Site	5086040	Picnic Table, Precast Concrete, Replace	25	10	15	9	EA	\$1,315.20	\$11,837																\$11,837						\$11,837
G2060	Site	5085997	Fences & Gates, Vehicle Gate, Chain Link Manual, Replace	25	9	16	1	EA	\$1,863.20	\$1,863																	\$1,863					\$1,863
G2060	Site	5085946	Flagpole, Metal, Replace	30	10	20	1	EA	\$2,740.00	\$2,740																			\$2,740			\$2,740
G2060	Parking lot	5086056	Dumpster Enclosure, Gates, Wood/Metal, Replace/Install	20	11	9	4	EA	\$1,863.20	\$7,453										\$7,453												\$7,453
G2080	Site	5086014	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20	8	12	85000	SF	\$1.10	\$93,160													\$93,160									\$93,160
<b>Totals, Unescalated</b>											\$25,646	\$0	\$0	\$66,089	\$0	\$105,216	\$25,646	\$73,158	\$112,778	\$33,099	\$16,221	\$0	\$118,806	\$56,882	\$0	\$3,404,395	\$85,159	\$0	\$91,845	\$0	\$100,284	\$4,315,226
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$25,646	\$0	\$0	\$72,217	\$0	\$121,974	\$30,623	\$89,975	\$142,864	\$43,187	\$21,799	\$0	\$169,390	\$83,534	\$0	\$5,303,937	\$136,656	\$0	\$156,360	\$0	\$181,124	\$6,579,286