

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

DLR Group

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

PREPARED BY:

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

BV CONTACT:

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

BV PROJECT #:

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DATE OF REPORT:

March 1, 2023

ON SITE DATE:

February 2, 2023



Jimenez Elementary
1970 South Biscayne Street
Santa Maria, California 93458

Bureau Veritas

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Elementary School
Number of Buildings	9
Main Address	1970 South Biscayne Street, Santa Maria, California 93458
Site Developed	2015
Site Area	11.5 acres (estimated)
Parking Spaces	101 total spaces all in open lots; 6 of which are accessible
Outside Occupants / Leased Spaces	None
Date(s) of Visit	February 2, 2023
Management Point of Contact	DLR Group, Mr. Kevin Fleming (951) 682-0470 kfleming@dlrgroup.com
On-site Point of Contact (POC)	Abraham Diaz
Assessment and Report Prepared By	Kylan Boyd
Reviewed By	Al Diefert Technical Report Reviewer For Gregg Young Program Manager Gregg.Young@bureauveritas.com 800.733.0660
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

In 2005, the Santa Maria-Bonita School District identified the need for their 21st campus to house the ever growing population in the Santa Maria Valley. Opened to the public in 2015, Jiménez Elementary school is named after the late Santa Maria-Bonita School District employee, Roberto Jiménez, and his brother, Dr. Francisco Jiménez, a professor and author.

Architectural

The administration building is located near the front of the campus with a main entrance that provides security. The elevated hallway ceiling allows for daylighting into the public spaces and minimizes the use of electric lighting. It also provides daylight into the interior office and library spaces that do not have exterior windows. The classrooms are arranged around a central small group study room. Each room has a clerestory window to bring daylight into the center of the classroom and has exterior windows to allow for daylighting. Large overhangs help shade the windows from direct sunlight and minimize the cooling needed in the spaces. New portables were installed in 2022. For all the buildings, typical lifecycle replacements of the interior and exterior finishes are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Most MEPF systems and components are original to the 2015 campus construction and have been well-maintained since that time. Heating and cooling are provided by rooftop packaged units and split system heat pumps. The MEPF infrastructure itself is generally in good working condition with no major expenditures anticipated in the short term. However, a history of plumbing leaks, that have since been resolved, were mentioned by the site point of contact during the pre-survey questionnaire. Leaks have also reportedly been coming through some light fixtures within the classrooms. One appliance in the multi-purpose building's kitchen has been leaking gas; when the matter was investigated, it was discovered that the gas pressure was too high, directly causing the leak. A main switchboard located on site distributes power to local main distribution panels located in each building. Verbal accounts from school staff confirm that the electrical system is undersized due to breakers flipping when connecting hardware to the multi-purpose building system. Buildings throughout the campus are protected by both fire alarm and fire sprinkler systems. Lifecycle replacement of the majority of the MEPF is expected.

Site

The site boasts an enlarged MPR, an oversized kitchen to serve as a regional kitchen for some of the older campuses nearby with small kitchens, and full basketball and volleyball courts to serve for PE facilities in inclement weather. Site maintenance appears to be excellent, and site improvements and landscaping are generally in good condition. Sidewalks are free of cracks and heaving, and asphalt pavement has been regularly maintained with seal coating and striping, and no areas of significant cracking in the main parking lot.

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. The FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI’s have been developed to provide owners the intelligence needed to plan and budget for the “keep-up costs” for their facilities. As such the 3-year, 5-year, and 10-year FCI’s are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI’s ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Jimenez Elementary / 400 Building (2015)	\$550	7,000	\$3,850,000	0.0%	0.0%	2.3%	3.4%
Jimenez Elementary / 500 Building (2015)	\$550	7,000	\$3,850,000	0.0%	0.0%	2.3%	3.3%
Jimenez Elementary / 600 Building (2015)	\$550	7,000	\$3,850,000	0.0%	0.0%	2.2%	3.3%
Jimenez Elementary / 700 Building (2015)	\$550	7,000	\$3,850,000	0.0%	0.0%	2.2%	3.3%
Jimenez Elementary / 800 Building (2015)	\$550	6,950	\$3,822,500	0.0%	0.0%	2.2%	3.8%
Jimenez Elementary / 900 Building (2015)	\$550	2,000	\$1,100,000	0.0%	0.0%	0.0%	2.7%
Jimenez Elementary / Administration Office (2015)	\$550	7,400	\$4,070,000	0.0%	0.0%	1.3%	3.6%
Jimenez Elementary / Kindergarten Building (2015)	\$550	4,700	\$2,585,000	0.0%	0.0%	1.6%	3.2%
Jimenez Elementary / Multi-Purpose Building (2015)	\$550	12,000	\$6,600,000	0.2%	3.6%	5.2%	7.4%

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.

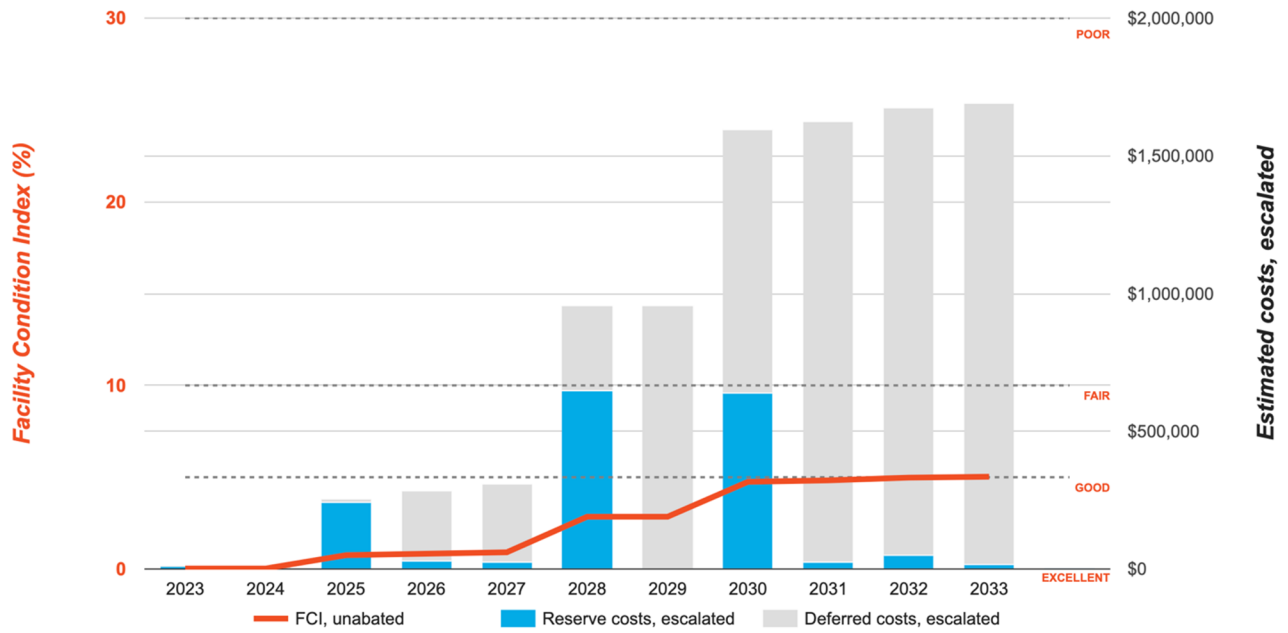
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Jimenez Elementary

Replacement Value: \$33,605,000

Inflation Rate: 3.0%

Average Needs per Year: \$153,700



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

Systems Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$89,376	\$8,330	\$134,431	\$232,137
Roofing	-	\$197,666	-	-	\$161,376	\$359,042
Interiors	-	-	\$544,769	\$386,964	\$836,214	\$1,767,947
Plumbing	-	-	-	\$31,537	-	\$31,537
HVAC	-	-	-	\$6,252	\$673,835	\$680,087
Fire Protection	-	-	-	-	\$12,501	\$12,501
Electrical	-	-	-	-	\$476,848	\$476,848
Fire Alarm & Electronic Systems	-	-	-	\$44,210	\$192,383	\$236,593
Equipment & Furnishings	\$10,412	-	\$26,826	\$63,456	\$194,712	\$295,406
Special Construction & Demo	-	-	-	-	-	-
Site Development	-	\$46,202	\$16,181	\$161,910	\$911,747	\$1,136,040
Site Utilities	-	-	-	-	\$39,378	\$39,378
Site Pavement	-	-	\$26,089	\$30,244	\$75,707	\$132,040
TOTALS (3% inflation)	\$10,500	\$243,900	\$703,300	\$733,000	\$3,709,200	\$5,399,900

Immediate Needs

Facility/Building	Total Items	Total Cost
Jimenez Elementary / Multi-Purpose Building	1	\$10,400
Total	1	\$10,400

Multi-Purpose Building

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
5349462	Jimenez Elementary / Multi-Purpose Building	Kitchen	E1030	Foodservice Equipment, Convection Oven, Double, Replace	Poor	Safety	\$10,400
Total (1 items)							\$10,400



Key Findings



Foodservice Equipment in Poor condition.

Convection Oven, Double
Multi-Purpose Building Jimenez Elementary
Kitchen

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

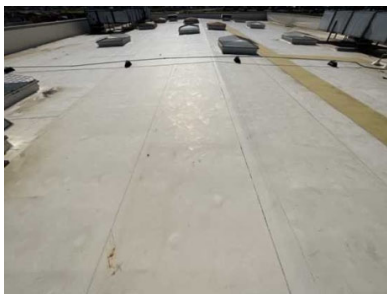
Priority Score: **90.9**

Plan Type: Safety

Cost Estimate: \$10,400

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Gas pressure is too high for the oven, and it causes the lines to leak gas. - AssetCALC ID: 5349462



Roofing in Poor condition.

Single-Ply Membrane, TPO/PVC
Multi-Purpose Building Jimenez Elementary
Roof

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

Priority Score: **88.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$186,300

\$\$\$\$

Roof shows signs of patching and leaks reported during the rainy weather. - AssetCALC ID: 5349442

Plan Types

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

Plan Type Descriptions

- Safety**
 - An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.

- Performance/Integrity**
 - Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.

- Accessibility**
 - Does not meet ADA, UFAS, and/or other handicap accessibility requirements.

- Environmental**
 - Improvements to air or water quality, including removal of hazardous materials from the building or site.

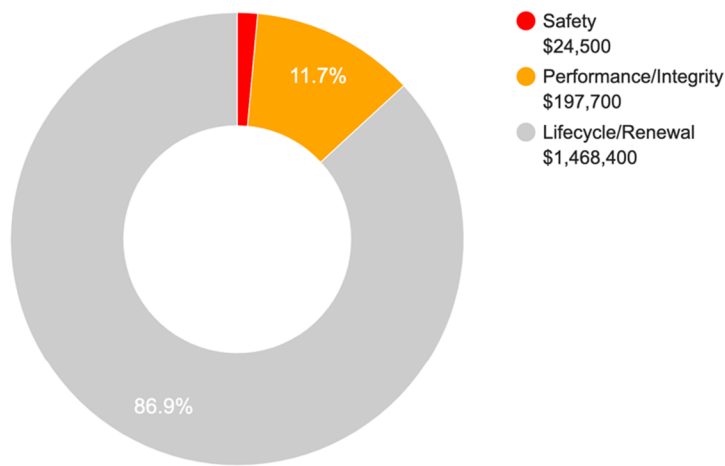
- Retrofit/Adaptation**
 - Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.

Plan Type Descriptions

Lifecycle/Renewal

- Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$1,690,600

2. Administration Office



Administration Office: Systems Summary

Constructed/Renovated	2015	
Building/Group Size	7,400 square feet	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Good
Façade	Primary Wall Finish: Stucco Secondary Wall Finish: Brick Windows: Aluminum	Good
Roof	Primary: Gable construction with metal finish Secondary: Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted gypsum board, wallpaper, ceramic tile Floors: Carpet, faux wood plank LVT, vinyl sheeting Ceilings: Painted gypsum board, ACT, wood paneling	Good
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: None Fixtures: Toilets, urinals, and sinks in all restrooms	Good

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

3. Multi-Purpose Building



Multi-Purpose Building: Systems Summary

Constructed/Renovated	2015	
Building/Group Size	12,000 square feet	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Good
Façade	Primary Wall Finish: CMU Secondary Wall Finish: Stucco Windows: Aluminum	Good
Roof	Primary: Flat construction with single-ply TPO/PVC membrane finish Secondary: Shed construction with metal finish	Poor
Interiors	Walls: Painted gypsum board, plastic laminate Floors: Maple sports flooring, vinyl sheeting Ceilings: Painted gypsum board, ACT, metal finish	Good
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Good

Multi-Purpose Building: Systems Summary		
HVAC	Non-Central System: Packaged units Supplemental components: Split-system heat pumps	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Good
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, and exit signs	Good
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Roof leaks	

4. Kindergarten Building



Kindergarten Building: Systems Summary

Constructed/Renovated	2015	
Building/Group Size	4,700 square feet	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Good
Façade	Primary Wall Finish: Stucco Secondary Wall Finish: Brick Windows: Aluminum	Good
Roof	Primary: Gable construction with metal finish Secondary: Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted gypsum board, wallpaper, ceramic tile Floors: Carpet, vinyl sheeting Ceilings: Painted gypsum board, ACT, wood paneling	Good
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: None Fixtures: Toilets and sinks in all restrooms	Good

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

5. Building 400



Building 400: Systems Summary

Constructed/Renovated	2015	
Building/Group Size	7,000 square feet	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Good
Façade	Primary Wall Finish: Stucco Secondary Wall Finish: Brick Windows: Aluminum	Good
Roof	Primary: Gable construction with metal finish Secondary: Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted gypsum board, wallpaper, ceramic tile Floors: Carpet, vinyl sheeting Ceilings: Painted gypsum board and ACT	Good
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Electric water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Good

Building 400: Systems Summary		
HVAC	Non-Central System: Packaged units Supplemental components: Split-system heat pumps	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Good
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, and exit signs	Good
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	None observed at time of assessment.	

6. Building 500



Building 500: Systems Summary

Constructed/Renovated	2015
Building/Group Size	7,000 square feet
Number of Stories	1 above grade
<i>System</i>	<i>Description</i> <i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation Good
Façade	Primary Wall Finish: Stucco Secondary Wall Finish: Brick Windows: Aluminum Good
Roof	Primary: Gable construction with metal finish Secondary: Flat construction with single-ply TPO/PVC membrane Fair
Interiors	Walls: Painted gypsum board, wallpaper, ceramic tile Floors: Carpet, vinyl sheeting Ceilings: Painted gypsum board and ACT Good
Elevators	None --
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Electric water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms Good

Building 500: Systems Summary		
HVAC	Non-Central System: Packaged units Supplemental components: Split-system heat pumps	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Good
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, and exit signs	Good
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	None observed at time of assessment.	

7. Building 600



Building 600: Systems Summary

Constructed/Renovated	2015	
Building/Group Size	7,000 square feet	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Good
Façade	Primary Wall Finish: Stucco Secondary Wall Finish: Brick Windows: Aluminum	Good
Roof	Primary: Gable construction with metal finish Secondary: Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted gypsum board, wallpaper, ceramic tile Floors: Carpet, vinyl sheeting Ceilings: Painted gypsum board and ACT	Good
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Electric water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Good

Building 600: Systems Summary		
HVAC	Non-Central System: Packaged units Supplemental components: Split-system heat pumps	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Good
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, and exit signs	Good
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	None observed at time of assessment.	

8. Building 700



Building 700: Systems Summary

Constructed/Renovated	2015	
Building/Group Size	7,000 square feet	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Good
Façade	Primary Wall Finish: Stucco Secondary Wall Finish: Brick Windows: Aluminum	Good
Roof	Primary: Gable construction with metal finish Secondary: Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted gypsum board, wallpaper, ceramic tile Floors: Carpet, vinyl sheeting Ceilings: Painted gypsum board, ACT	Good
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Electric water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Good

Building 700: Systems Summary		
HVAC	Non-Central System: Packaged units Supplemental components: Split-system heat pumps	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Good
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, and exit signs	Good
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	None observed at time of assessment.	

9. Building 800



Building 800: Systems Summary

Constructed/Renovated	2015	
Building/Group Size	7,000 square feet	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Good
Façade	Primary Wall Finish: Stucco Secondary Wall Finish: Brick Windows: Aluminum	Good
Roof	Primary: Gable construction with metal finish Secondary: Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted gypsum board, wallpaper, ceramic tile Floors: Carpet, vinyl sheeting Ceilings: Painted gypsum board, ACT	Good
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Electric water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Good

Building 800: Systems Summary		
HVAC	Non-Central System: Packaged units Supplemental components: Split-system heat pumps	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Good
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, and exit signs	Good
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	None observed at time of assessment.	

10. Building 900



Building 900: Systems Summary

Constructed/Renovated	2015	
Building/Group Size	2,000 square feet	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Modular steel frame construction on a concrete slab foundation	Good
Façade	Wall Finish: Wood paneling Windows: Aluminum	Good
Roof	Flat construction with metal finish	Fair
Interiors	Walls: Wallpaper Floors: Carpet Ceilings: ACT	Good
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: none Fixtures: None	Good

Building 900: Systems Summary		
HVAC	Non-Central System: Wall-mounted heat pump	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Good
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: linear fluorescent Emergency Power: None	Good
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, and exit signs	Good
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	None observed at time of assessment.	

11. Site Summary



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

12. Property Space Use and Observed Areas

Areas Observed

The interior spaces were observed 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.

13. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The campus was originally constructed in 2015. The campus has not since been substantially renovated.

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

Campus: Accessibility Summary			
<i>Facility</i>	<i>Year Built/ Renovated</i>	<i>Prior Study Provided?</i>	<i>Major/Moderate Issues Observed?</i>
General Site	2015	No	No
Building 400	2015	No	No
Building 500	2015	No	No
Building 600	2015	No	No



Campus: Accessibility Summary

Building 700	2015	No	No
Building 800	2015	No	No
Building 900	2015	No	No
Multi-Purpose Building	2015	No	No
Kindergarten Building	2015	No	No
Administration Office	2015	No	No

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

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



14. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

15. Opinions of Probable Costs

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

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

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

Methodology

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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.

16. Certification

DLR Group (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Jimenez Elementary, 1970 South Biscayne Street, Santa Maria, California 93458, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

Prepared by: Kylan Boyd,
Project Manager

Reviewed by:



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

17. Appendices

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



Appendix A:

Photographic Record



Photographic Overview



1 - FRONT ELEVATION



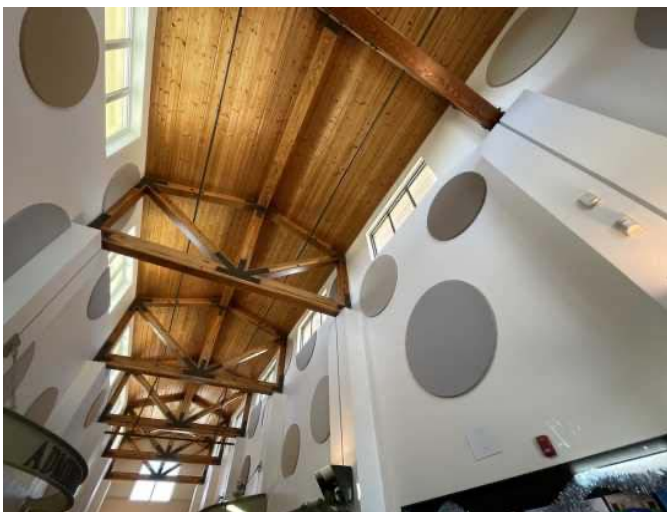
2 - LEFT ELEVATION



3 - RIGHT ELEVATION



4 - REAR ELEVATION



5 - STRUCTURE OVERVIEW



6 - PRIMARY ROOF OVERVIEW

Photographic Overview



7 - PARAPET WALL



8 - ROOF



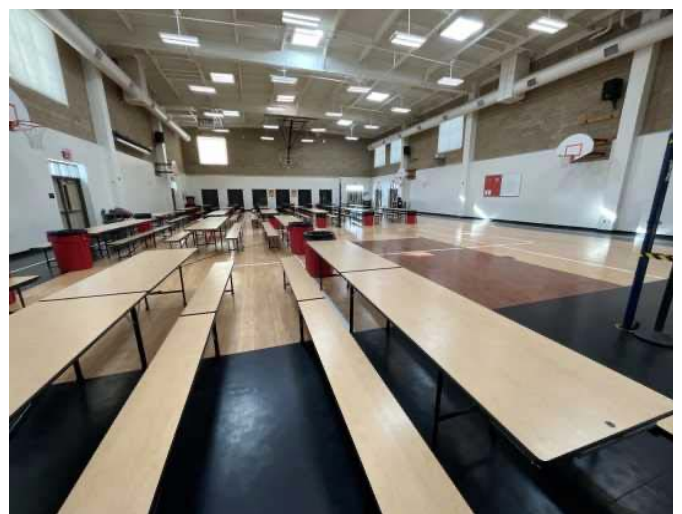
9 - ADMINISTRATION OFFICE



10 - LIBRARY



11 - CLASSROOM



12 - CAFETERIA

Photographic Overview



13 - BREAKROOM



14 - WORKROOM



15 - MUSIC ROOM



16 - RESTROOM



17 - WATER HEATER



18 - HEATING MAIN COMPONENTS

Photographic Overview



19 - SECONDARY ROOF OVERVIEW



20 - MAIN ELETRICAL EQUIPMENT



21 - MAIN ELETRICAL EQUIPMENT



22 - FIRE SUPPRESSION SYSTEM



23 - FIRE ALARM PANEL



24 - FIRE ALARM PANEL

Photographic Overview



25 - PRIMARY PARKING AREA



26 - CURB CUT



27 - FURNISHINGS/PLAY STRUCTURE



28 - LANDSCAPING



29 - SITE



30 - OVERVIEW OF PLAYGROUND



Appendix B: Site Plan



Site Plan



**BUREAU
VERITAS**

Project Number

158764.22R000-012.017

Source

Google Earth

Project Name

Jimenez Elementary

On-Site Date

February 2, 2023



Appendix C:

Pre-Survey Questionnaire



BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Jimenez Elementary

Name of person completing form: Abraham Diaz

Title / Association w/ property: Custodian

Length of time associated w/ property: 8

Date Completed: 2/1/2023

Phone Number: 805 361 4340 Ext 4336

Method of Completion: INTERVIEW - verbally completed during interview

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

Data Overview		Response		
1	Year(s) constructed	Constructed 2015	Renovated	
2	Building size in SF	35,000	SF	
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	3 new portables installed in 2022		
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.	Roof leaks in the MPR when it rains Walls are leaking		

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				MPR roof. Leaks coming through light fixtures in some classrooms.
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		X			
10	Are your elevators unreliable, with frequent service calls?		X			
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		X			Fixed a while back
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?	X				Kitchen appliances gas pressure is too high and it has caused leaks.
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				Static on intercoms. Breakers will flip when hooking up too much hardware to the MPR during events. System is undersized.
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				Gophers in the field. Made excessive holes in field that could be a hazard. Wood chip playgrounds can be problematic for ADA.
18	ADA: Has an accessibility study been previously performed? If so, when?		X			
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.		X			
20	ADA: Has building management reported any accessibility-based complaints or litigation?		X			
21	Are any areas of the property leased to outside occupants?		X			



Signature of Assessor



Signature of POC

Appendix D: Accessibility Review and Photos



Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Jimenez Elementary

BV Project Number: 158764.22R000 - 012.017

Abbreviated Accessibility Checklist

Facility History & Interview

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

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL

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

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE PATH



CURB CUT

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

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

Abbreviated Accessibility Checklist

Building Entrances



ACCESSIBLE ENTRANCE



ADDITIONAL ENTRANCE

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

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

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH



DOOR HARDWARE

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

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

Abbreviated Accessibility Checklist

Elevators

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



SINK CLEARANCE



OVEN WITH CONTROLS

Question		Yes	No	NA	Comments
1	Do kitchens/kitchenettes appear to have a minimum compliant path of travel or area of maneuverability ?	✗			
2	Are the appliances centered for a parallel or forward approach with adequate clear floor space ?	✗			
3	Is there an accessible countertop/preparation space of proper width and height ?	✗			
4	Is there an accessible sink space of proper width and height ?	✗			
5	Does the sink faucet have compliant handles ?	✗			
6	Is the plumbing piping under the sink configured to protect against contact ?	✗			

7	Are the cooktop/range controls front-mounted (or in a location that does not require reaching across the burners) ?			X	
---	---	--	--	---	--

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools



ACCESSIBLE ROUTE TO PLAYGROUND



OVERVIEW OF PLAYGROUND

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

Appendix E:

Component Condition Report



Component Condition Report | Jimenez Elementary / 400 Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Good	Exterior Walls, Brick	1,000 SF	42	5357224
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	2,350 SF	5	5357234
B2020	Building Exterior	Good	Window, Aluminum Double-Glazed, 28-40 SF	8	22	5357215
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	14	32	5357216
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	1,000 SF	12	5357210
B3010	Roof	Good	Roofing, Metal	10,000 SF	32	5357211
Interiors						
C1030	Throughout building	Good	Interior Door, Steel, Standard	6	32	5357235
C2010	Throughout building	Fair	Wall Finishes, Wallpaper	11,000 SF	7	5357232
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	3,000 SF	5	5357226
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	1,000 SF	32	5357223
C2030	Restrooms	Fair	Flooring, Vinyl Sheeting	1,000 SF	7	5357219
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	6,000 SF	5	5357228
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	7,000 SF	5	5357221
Plumbing						
D2010	Restrooms	Good	Toilet, Commercial Water Closet	7	22	5357229
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	6	22	5357212
D2010	Throughout building	Good	Sink/Lavatory, Vanity Top, Stainless Steel	6	22	5357209
D2010	Restrooms	Good	Urinal, Standard	2	22	5357217
HVAC						
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	2	12	5357213
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	4	12	5357231
D3050	Throughout building	Good	HVAC System, Ductwork, Low Density	7,000 SF	22	5357220
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	2	12	5357233
Fire Protection						
D4010	Utility closet	Good	Supplemental Components, Fire Riser, Wet	1	32	5357222
D4010	Throughout building	Good	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	7,000 SF	32	5357227
Electrical						
D5020	Electrical room	Good	Distribution Panel, 120/208 V	1	22	5357218
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	7,000 SF	12	5357225
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	12	12	5357230
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	7,000 SF	12	5357214

Component Condition Report | Jimenez Elementary / 500 Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	2,350 SF	5	5357334
B2010	Building Exterior	Good	Exterior Walls, Brick	1,000 SF	42	5357342
B2020	Building Exterior	Good	Window, Aluminum Double-Glazed, 28-40 SF	8	22	5357337
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	14	32	5357340
Roofing						
B3010	Roof	Good	Roofing, Metal	10,000 SF	32	5357359
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	1,000 SF	12	5357333
Interiors						
C1030	Throughout building	Good	Interior Door, Steel, Standard	6	32	5357336
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	1,000 SF	32	5357335
C2010	Throughout building	Fair	Wall Finishes, Wallpaper	9,000 SF	7	5357345
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	3,000 SF	5	5357349
C2030	Throughout building	Fair	Flooring, Vinyl Sheeting	1,000 SF	7	5357357
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	6,000 SF	5	5357351
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	7,000 SF	5	5357355
Plumbing						
D2010	Restrooms	Good	Urinal, Standard	2	22	5357338
D2010	Restrooms	Good	Toilet, Commercial Water Closet	7	22	5357343
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	6	22	5357341
D2010	Throughout building	Good	Sink/Lavatory, Vanity Top, Stainless Steel	6	22	5357348
HVAC						
D3050	Throughout building	Good	HVAC System, Ductwork, Medium Density	7,000 SF	22	5357352
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	4	12	5357354
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	2	12	5357358
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	2	12	5357353
Fire Protection						
D4010	Throughout building	Good	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	7,000 SF	32	5357344
D4010	Storage closet	Good	Supplemental Components, Fire Riser, Wet	1	32	5357339
Electrical						
D5020	Electrical room	Good	Distribution Panel, 120/208 V	1	22	5357347
D5030	Throughout building	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	7,000 SF	32	5357346
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	12	12	5357350
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	7,000 SF	12	5357332
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	7,000 SF	12	5357356

Component Condition Report | Jimenez Elementary / 600 Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	2,350 SF	5	5357397
B2010	Building Exterior	Good	Exterior Walls, Brick	1,000 SF	42	5357400
B2020	Building Exterior	Good	Window, Aluminum Double-Glazed, 28-40 SF	8	22	5357405
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	14	32	5357399
Roofing						
B3010	Roof	Good	Roofing, Metal	10,000 SF	32	5357389
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	1,000 SF	12	5357407
Interiors						
C1030	Throughout building	Good	Interior Door, Steel, Standard	6	32	5357404
C2010	Throughout building	Fair	Wall Finishes, Wallpaper	11,000 SF	7	5357392
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	1,000 SF	32	5357409
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	6,000 SF	5	5357391
C2030	Restrooms	Fair	Flooring, Vinyl Sheeting	1,000 SF	7	5357390
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	7,000 SF	5	5357411
Plumbing						
D2010	Restrooms	Good	Urinal, Standard	2	22	5357402
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	6	22	5357394
D2010	Restrooms	Good	Toilet, Commercial Water Closet	7	22	5357395
D2010	Throughout building	Good	Sink/Lavatory, Vanity Top, Stainless Steel	6	22	5357388
HVAC						
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	2	12	5357403
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	4	12	5357398
D3050	Throughout building	Good	HVAC System, Ductwork, Low Density	7,000 SF	22	5357413
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	2	12	5357401
Fire Protection						
D4010	Storage Closet	Good	Supplemental Components, Fire Riser, Wet	1	32	5357412
D4010	Throughout building	Good	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	7,000 SF	32	5357393
Electrical						
D5020	Electrical room	Good	Distribution Panel, 120/208 V	1	22	5357408
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	7,000 SF	12	5357406
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	12	12	5357396
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	7,000 SF	12	5357410

Component Condition Report | Jimenez Elementary / 700 Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Good	Exterior Walls, Brick	1,000 SF	42	5357378

Component Condition Report | Jimenez Elementary / 700 Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	2,350 SF	5	5357379
B2020	Building Exterior	Good	Window, Aluminum Double-Glazed, 28-40 SF	8	22	5357368
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	14	32	5357366
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	1,000 SF	12	5357365
B3010	Roof	Good	Roofing, Metal	10,000 SF	32	5357387
Interiors						
C1030	Throughout building	Good	Interior Door, Steel, Standard	6	32	5357361
C2010	Throughout building	Fair	Wall Finishes, Wallpaper	11,000 SF	7	5357376
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	1,000 SF	32	5357360
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	6,000 SF	5	5357386
C2030	Restrooms	Fair	Flooring, Vinyl Sheeting	1,000 SF	7	5357382
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	7,000 SF	5	5357374
Plumbing						
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	6	22	5357367
D2010	Room 705	Fair	Water Heater, Gas, Residential	1	7	5357373
D2010	Throughout building	Good	Sink/Lavatory, Vanity Top, Stainless Steel	6	22	5357362
D2010	Restrooms	Good	Toilet, Commercial Water Closet	7	22	5357384
D2010	Restrooms	Good	Urinal, Standard	2	22	5357370
D2010	Restrooms	Good	Shower, Valve & Showerhead	1	22	5357385
HVAC						
D3050	Throughout building	Good	HVAC System, Ductwork, Low Density	7,000 SF	22	5357363
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	2	12	5357375
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	4	12	5357380
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	2	12	5357372
Fire Protection						
D4010	Throughout building	Good	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	7,000 SF	32	5357383
D4010	Room 711	Good	Supplemental Components, Fire Riser, Wet	1	32	5357377
Electrical						
D5020	Electrical room	Good	Distribution Panel, 120/208 V	1	22	5357371
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	7,000 SF	12	5357381
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	12	12	5357369
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	7,000 SF	12	5357364

Component Condition Report | Jimenez Elementary / 800 Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Good	Exterior Walls, Brick	1,000 SF	42	5364696

Component Condition Report | Jimenez Elementary / 800 Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	2,350 SF	5	5364698
B2020	Building Exterior	Good	Window, Aluminum Double-Glazed, 28-40 SF	8	22	5364699
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	14	32	5364680
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	1,000 SF	12	5364700
B3010	Roof	Good	Roofing, Metal	10,000 SF	32	5364695
Interiors						
C1030	Throughout building	Good	Interior Door, Steel, Standard	6	32	5364692
C2010	Throughout building	Fair	Wall Finishes, Wallpaper	11,000 SF	7	5364685
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	1,000 SF	32	5364684
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	6,000 SF	5	5364702
C2030	Restrooms	Fair	Flooring, Vinyl Sheeting	1,000 SF	7	5364681
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	7,000 SF	5	5364690
Plumbing						
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	6	22	5364676
D2010	Restrooms	Good	Toilet, Commercial Water Closet	7	22	5364675
D2010	Throughout building	Good	Sink/Lavatory, Vanity Top, Stainless Steel	6	22	5364677
D2010	Restrooms	Good	Urinal, Standard	2	22	5364687
HVAC						
D3050	Throughout building	Good	HVAC System, Ductwork, Low Density	7,000 SF	22	5364701
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	4	12	5364694
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	2	12	5364697
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	2	12	5364686
Fire Protection						
D4010	Storage closet	Good	Supplemental Components, Fire Riser, Wet	1	32	5364693
D4010	Throughout building	Good	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	7,000 SF	32	5364691
Electrical						
D5020	Electrical room	Good	Distribution Panel, 120/208 V	3	22	5364683
D5030	Throughout building	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	7,000 SF	32	5364682
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	12	12	5364679
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	7,000 SF	12	5364688
Fire Alarm & Electronic Systems						
D7030	Building exterior	Fair	Security/Surveillance System, Full System Upgrade, Average Density	7,000 SF	7	5364678
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	7,000 SF	12	5364689

Component Condition Report | Jimenez Elementary / 900 Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Good	Exterior Walls, any painted surface, Prep & Paint	2,000 SF	8	5357470

Component Condition Report | Jimenez Elementary / 900 Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2020	Building Exterior	Good	Window, Aluminum Double-Glazed, 28-40 SF	6	29	5357472
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	3	39	5357474
Roofing						
B3010	Roof	Good	Roofing, Metal	2,050 SF	39	5357468
Interiors						
C1070	Throughout building	Good	Suspended Ceilings, Acoustical Tile (ACT)	2,000 SF	24	5357479
C2010	Throughout building	Good	Wall Finishes, Wallpaper	3,600 SF	14	5357476
C2030	Throughout building	Good	Flooring, Carpet, Commercial Standard	2,000 SF	9	5357477
HVAC						
D3030	Roof	Good	Heat Pump, Packaged & Wall-Mounted	3	19	5357478
Fire Protection						
D4010	Throughout building	Good	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	2,000 SF	39	5357471
Electrical						
D5020	Throughout building	Good	Distribution Panel, 120/240 V, Residential Style	3	29	5357475
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	2,000 SF	19	5357473
D5040	Building exterior	Good	Standard Fixture w/ Lamp, any type, w/ LED Replacement	3	19	5357480
Fire Alarm & Electronic Systems						
D7050	Throughout building	Good	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	2,000 SF	19	5357469

Component Condition Report | Jimenez Elementary / Administration Office

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	3,000 SF	5	5357170
B2010	Building Exterior	Good	Exterior Walls, Brick	1,050 SF	42	5357157
B2020	Building Exterior	Good	Window, Aluminum Double-Glazed, 28-40 SF	24	22	5357150
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	9	32	5357155
B2050	Building Exterior	Good	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	4	22	5357178
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	575 SF	12	5357151
B3010	Roof	Good	Roofing, Metal	11,000 SF	32	5357149
Interiors						
C1030	Throughout building	Good	Interior Door, Steel, Standard	17	32	5357175
C1070	Throughout building	Good	Suspended Ceilings, Acoustical Tile (ACT)	5,500 SF	17	5357176
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	2,000 SF	5	5357168
C2010	Throughout building	Fair	Wall Finishes, Wallpaper	10,000 SF	7	5357163
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	150 SF	32	5357156
C2030	Throughout building	Fair	Flooring, Laminate Faux Wood	3,200 SF	7	5357165
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	3,700 SF	5	5357179
C2030	Restroom	Fair	Flooring, Vinyl Sheeting	500 SF	7	5364286

Component Condition Report | Jimenez Elementary / Administration Office

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,400 SF	5	5357180
C2050	Throughout building	Good	Ceiling Finishes, Wood Paneling	500 SF	22	5357177
Plumbing						
D2010	Utility closet	Good	Sink/Lavatory, Service Sink, Floor	1	27	5357162
D2010	Restrooms	Good	Toilet, Commercial Water Closet	3	22	5357172
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	3	22	5357167
D2010	Restrooms	Good	Toilet, Child-Sized	1	22	5357166
D2010	Throughout building	Good	Sink/Lavatory, Vanity Top, Stainless Steel	2	22	5357160
D2010	Restrooms	Good	Urinal, Standard	1	22	5357183
HVAC						
D3030	Communication room	Fair	Split System, Fan Coil Unit, DX	1	7	5357169
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	2	12	5357174
D3050	Throughout building	Good	HVAC System, Ductwork, Medium Density	7,400 SF	22	5357152
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	12	5357153
Fire Protection						
D4010	Utility closet	Good	Supplemental Components, Fire Riser, Wet	1	32	5357164
D4010	Throughout building	Good	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	7,400 SF	32	5357182
Electrical						
D5020	Electrical room	Good	Distribution Panel, 120/208 V	1	22	5357161
D5030	Throughout building	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	7,400 SF	32	5357159
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	7,400 SF	12	5357171
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	10	12	5357154
Fire Alarm & Electronic Systems						
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	7,400 SF	7	5357158
D7050	Throughout building	Fair	Fire Alarm Panel, Multiplex	1	7	5357173
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	7,400 SF	12	5357181

Component Condition Report | Jimenez Elementary / Kindergarten Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	2,200 SF	5	5357194
B2010	Building Exterior	Good	Exterior Walls, Brick	1,000 SF	42	5357200
B2020	Building Exterior	Good	Window, Aluminum Double-Glazed, 28-40 SF	10	22	5357196
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	6	32	5357190
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	500 SF	12	5357192
B3010	Roof	Good	Roofing, Metal	7,200 SF	32	5357197
Interiors						
C1030	Throughout building	Good	Interior Door, Steel, Standard	6	32	5357208

Component Condition Report | Jimenez Elementary / Kindergarten Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1070	Throughout building	Good	Suspended Ceilings, Acoustical Tile (ACT)	3,000 SF	17	5357201
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	150 SF	32	5357202
C2010	Throughout building	Fair	Wall Finishes, Wallpaper	8,000 SF	7	5357193
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	3,000 SF	5	5357205
C2030	Throughout building	Fair	Flooring, Vinyl Sheeting	1,700 SF	7	5357191
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,700 SF	5	5357206
Plumbing						
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	7	5357185
D2010	Restrooms	Good	Toilet, Child-Sized	6	22	5357187
D2010	Throughout building	Good	Sink/Lavatory, Wall-Hung, Vitreous China	6	22	5357188
D2010	Throughout building	Good	Sink/Lavatory, Vanity Top, Stainless Steel	3	22	5357204
HVAC						
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	12	5357207
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	2	12	5357189
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	12	5357198
Fire Protection						
D4010	Throughout building	Good	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	4,700 SF	32	5357184
D4010	Utility closet	Good	Supplemental Components, Fire Riser, Wet	1	32	5357199
Electrical						
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	4,700 SF	12	5357203
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	8	12	5357195
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	4,700 SF	12	5357186

Component Condition Report | Jimenez Elementary / Multi-Purpose Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Good	Exterior Walls, Concrete Block (CMU)	8,500 SF	42	5349467
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	6,500 SF	5	5349480
B2020	Building Exterior	Good	Window, Aluminum Double-Glazed, 28-40 SF	10	22	5349485
B2020	Cafeteria	Fair	Screens & Shutters, Rolling Security Shutter, 55 to 100 SF	1	12	5349492
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	20	32	5349469
Roofing						
B3010	Roof	Good	Roofing, Metal	3,000 SF	32	5349438
B3010	Roof	Poor	Roofing, Single-Ply Membrane, TPO/PVC	10,000 SF	2	5349442
B3060	Roof	Good	Roof Skylight, per unit, up to 20 SF	10	22	5349470
Interiors						
C1030	Throughout building	Good	Interior Door, Steel, Standard	8	32	5349460
C1070	Kitchen	Good	Suspended Ceilings, Acoustical Tile (ACT)	1,300 SF	17	5349455

Component Condition Report | Jimenez Elementary / Multi-Purpose Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	15,000 SF	5	5349478
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	1,000 SF	32	5349472
C2010	Kitchen	Good	Wall Finishes, Laminated Paneling (FRP)	1,600 SF	22	5349468
C2030	Gymnasium	Fair	Flooring, Vinyl Sheeting	6,025 SF	7	5349490
C2030	Storage room	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	600 SF	3	5349471
C2030	Kitchen	Fair	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	1,700 SF	5	5349475
C2030	Gymnasium	Fair	Flooring, Maple Sports Floor, Refinish	3,675 SF	5	5349451
C2050	Storage room	Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,600 SF	5	5349458
C2050	Gymnasium	Good	Ceiling Finishes, Metal	7,175 SF	42	5349482
Plumbing						
D2010	Kitchen	Good	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	22	5349459
D2010	Throughout building	Good	Sink/Lavatory, Service Sink, Floor	2	27	5349445
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	7	22	5349441
D2010	Utility closet	Fair	Water Heater, Gas, High-Efficiency Condensing Style, 53 to 70 GAL	1	7	5349457
D2010	Kitchen	Good	Sink/Lavatory, Wall-Hung, Enameled Steel	3	22	5349440
D2010	Throughout building	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	2	7	5349481
D2010	Restrooms	Good	Toilet, Commercial Water Closet	8	22	5349456
D2010	Restrooms	Good	Urinal, Waterless	3	22	5349486
D2010	Kitchen	Good	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	22	5349491
D2010	Kitchen	Good	Sink/Lavatory, Commercial Kitchen, 1-Bowl	1	22	5349453
HVAC						
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	11	5349473
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	12	5349487
D3050	Throughout building	Good	HVAC System, Ductwork, Medium Density	12,000 SF	22	5349452
D3060	Roof	Good	Exhaust Fan, Centrifugal, 12" Damper	10	17	5349479
D3060	Kitchen	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated	1	10	5349439
D3060	Roof	Good	Exhaust Fan, Centrifugal, 16" Damper	3	17	5349483
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	2	12	5349443
Fire Protection						
D4010	Throughout building	Good	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	12,000 SF	32	5349465
D4010	Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	20 LF	12	5349447
D4010	Utility closet	Good	Supplemental Components, Fire Riser, Wet	1	32	5349448
Electrical						
D5020	Electrical room	Good	Distribution Panel, 120/208 V	1	22	5349489
D5020	Electrical room	Good	Distribution Panel, 120/208 V	1	22	5349461
D5030	Throughout building	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	12,000 SF	32	5349474
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	11	12	5349464
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	12,000 SF	12	5349450
D5040	Electrical room	Fair	Lighting Controls, Dimming Panel, Standard	1	12	5349484

Component Condition Report | Jimenez Elementary / Multi-Purpose Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	12,000 SF	12	5349488
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	7	7	5349444
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	7	5349449
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	2	7	5349454
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Combination Freezer/Refrigerator	1	12	5349446
E1030	Kitchen	Fair	Foodservice Equipment, Ice maker, Freestanding	1	7	5349477
E1030	Kitchen	Poor	Foodservice Equipment, Convection Oven, Double	1	0	5349462
E1030	Kitchen	Fair	Foodservice Equipment, Steam Kettle	1	12	5349436
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	4	3	5349466
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	7	5349463
E1030	Kitchen	Fair	Foodservice Equipment, Tilting Skillet	1	12	5349437
Athletic, Recreational & Playfield Areas						
G2050	Gymnasium	Good	Sports Apparatus, Basketball, Backboard/Rim/Pole	6	17	5349476

Component Condition Report | Jimenez Elementary / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Site	Fair	Drinking Fountain, Exterior/Site, Precast Pedestal	1	7	5357457
D2010	Site	Good	Piping & Valves, Gate Valve, Domestic Water	1	22	5357465
D2010	Site	Good	Backflow Preventer, Domestic Water	2	22	5357455
HVAC						
D3010	Building Exterior	Good	Meter, w/ Digital Pulser, Natural Gas	1	22	5357454
Special Construction & Demo						
F1020	Site	Good	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	125 SF	22	5357463
Pedestrian Plazas & Walkways						
G2020	Site	Good	Parking Lots, Pavement, Asphalt, Seal & Stripe	47,000 SF	4	5357461
G2030	Site	Good	Sidewalk, Concrete, Large Areas	185,000 SF	42	5357443
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Playfield Surfaces, Artificial Play Turf	4,000 SF	7	5357459
G2050	Site	Fair	Play Structure, Multipurpose, Medium	1	12	5357464
G2050	Site	Fair	Play Structure, Swing Set, 4 Seats	3	12	5357452
G2050	Site	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	60,000 SF	2	5357450
G2050	Site	Fair	Play Structure, Multipurpose, Medium	1	12	5357446
G2050	Site	Good	Playfield Surfaces, Chips Wood, 3" Depth	12,736 SF	2	5357451
G2050	Site	Fair	Play Structure, Multipurpose, Small	1	12	5357442
G2050	Site	Good	Sports Apparatus, Basketball, Backboard/Rim/Pole	8	17	5357444
G2050	Site	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	60,000 SF	15	5357466

Component Condition Report | Jimenez Elementary / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Sitework						
G2060	Site	Good	Flagpole, Metal	1	22	5357462
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	20	12	5357458
G2060	Site	Good	Fences & Gates, Fence, Chain Link 6'	2,250 LF	32	5357445
G2060	Site	Good	Fences & Gates, Vehicle Gate, Chain Link Manual	1	17	5357467
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	10	12	5357447
G2060	Site	Good	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install	120 LF	32	5357453
G2060	Site	Good	Fences & Gates, Fence, Metal Tube 6'	750 LF	32	5357456
G2060	Site	Fair	Bike Rack, Fixed 6-10 Bikes	3	12	5357448
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	6	12	5357460
G4050	Site	Good	Pole Light Fixture w/ Lamps, Concrete Base Only, Replace/Install	6	42	5357449

Appendix F: Replacement Reserves



Replacement Reserves Report



3/1/2023

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	
Jimenez Elementary	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Jimenez Elementary / 400 Building	\$0	\$0	\$0	\$0	\$0	\$89,638	\$0	\$42,056	\$0	\$0	\$0	\$0	\$196,173	\$0	\$0	\$120,466	\$0	\$0	\$0	\$0	\$0	\$0	\$448,334
Jimenez Elementary / 500 Building	\$0	\$0	\$0	\$0	\$0	\$89,638	\$0	\$36,125	\$0	\$0	\$0	\$0	\$196,173	\$0	\$0	\$120,466	\$0	\$0	\$0	\$0	\$0	\$0	\$442,403
Jimenez Elementary / 600 Building	\$0	\$0	\$0	\$0	\$0	\$83,921	\$0	\$42,056	\$0	\$0	\$0	\$0	\$196,173	\$0	\$0	\$112,783	\$0	\$0	\$0	\$0	\$0	\$0	\$434,932
Jimenez Elementary / 700 Building	\$0	\$0	\$0	\$0	\$0	\$83,921	\$0	\$43,808	\$0	\$0	\$0	\$0	\$196,173	\$0	\$0	\$112,783	\$0	\$0	\$0	\$0	\$0	\$0	\$436,684
Jimenez Elementary / 800 Building	\$0	\$0	\$0	\$0	\$0	\$83,921	\$0	\$60,927	\$0	\$0	\$0	\$0	\$196,173	\$0	\$0	\$112,783	\$0	\$0	\$0	\$0	\$0	\$0	\$453,803
Jimenez Elementary / 900 Building	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,330	\$21,450	\$0	\$0	\$0	\$0	\$13,130	\$0	\$0	\$0	\$11,195	\$86,790	\$0	\$0	\$140,896
Jimenez Elementary / Administration Office	\$0	\$0	\$0	\$0	\$0	\$54,063	\$0	\$93,952	\$0	\$0	\$0	\$0	\$134,816	\$0	\$0	\$72,655	\$0	\$34,872	\$0	\$0	\$0	\$0	\$390,358
Jimenez Elementary / Kindergarten Building	\$0	\$0	\$0	\$0	\$0	\$41,293	\$0	\$41,786	\$0	\$0	\$0	\$0	\$110,963	\$0	\$0	\$55,495	\$0	\$19,021	\$0	\$0	\$0	\$0	\$268,558
Jimenez Elementary / Multi-Purpose Building	\$10,412	\$0	\$197,667	\$27,905	\$0	\$106,696	\$0	\$129,234	\$0	\$0	\$16,202	\$22,757	\$314,214	\$37,502	\$0	\$143,390	\$0	\$149,903	\$0	\$0	\$18,805	\$0	\$1,174,687
Jimenez Elementary / Site	\$0	\$0	\$46,203	\$0	\$26,090	\$16,182	\$0	\$149,082	\$17,682	\$30,245	\$0	\$19,322	\$210,917	\$0	\$56,176	\$358,582	\$0	\$212,738	\$0	\$40,647	\$25,211	\$0	\$1,209,077
Grand Total	\$10,412	\$0	\$243,870	\$27,905	\$26,090	\$649,272	\$0	\$639,025	\$26,013	\$51,696	\$16,202	\$42,079	\$1,751,775	\$37,502	\$69,306	\$1,209,402	\$0	\$416,534	\$11,195	\$127,437	\$44,016	\$0	\$5,399,731

Jimenez Elementary

Jimenez Elementary / 400 Building		Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost	Subtotal 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate											
B2010	Building Exterior	5357234	Exterior Walls, any painted surface, Prep & Paint				10	5	5	2350	SF	\$3.29	\$7,727					\$7,727																\$15,454											
B3010	Roof	5357210	Roofing, Single-Ply Membrane, TPO/PVC, Replace				20	8	12	1000	SF	\$18.63	\$18,632												\$18,632									\$18,632											
C2010	Throughout building	5357232	Wall Finishes, Wallpaper, Replace				15	8	7	11000	SF	\$2.41	\$26,523						\$26,523															\$26,523											
C2010	Throughout building	5357226	Wall Finishes, any surface, Prep & Paint				10	5	5	3000	SF	\$1.64	\$4,932				\$4,932										\$4,932							\$9,864											
C2030	Restrooms	5357219	Flooring, Vinyl Sheeting, Replace				15	8	7	1000	SF	\$7.67	\$7,672					\$7,672																\$7,672											
C2030	Throughout building	5357228	Flooring, Carpet, Commercial Standard, Replace				10	5	5	6000	SF	\$8.22	\$49,320				\$49,320										\$49,320							\$98,640											
C2050	Throughout building	5357221	Ceiling Finishes, any flat surface, Prep & Paint				10	5	5	7000	SF	\$2.19	\$15,344				\$15,344										\$15,344							\$30,688											
D3050	Roof	5357213	Packaged Unit, RTU, Pad or Roof-Mounted, Replace				20	8	12	2	EA	\$12,056.00	\$24,112											\$24,112										\$24,112											
D3050	Roof	5357231	Packaged Unit, RTU, Pad or Roof-Mounted, Replace				20	8	12	4	EA	\$9,864.00	\$39,456											\$39,456										\$39,456											
D3060	Roof	5357233	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace				20	8	12	2	EA	\$1,315.20	\$2,630											\$2,630										\$2,630											
D5040	Throughout building	5357225	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace				20	8	12	7000	SF	\$4.93	\$34,524											\$34,524										\$34,524											
D5040	Building exterior	5357230	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace				20	8	12	12	EA	\$241.12	\$2,893											\$2,893										\$2,893											
D7050	Throughout building	5357214	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install				20	8	12	7000	SF	\$2.19	\$15,344											\$15,344										\$15,344											
Totals, Unescalated													\$0	\$0	\$0	\$0	\$0	\$77,323	\$0	\$34,195	\$0	\$0	\$0	\$0	\$137,592	\$0	\$0	\$77,323	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$326,433			
Totals, Escalated (3.0% inflation, compounded annually)													\$0	\$0	\$0	\$0	\$0	\$89,638	\$0	\$42,056	\$0	\$0	\$0	\$0	\$196,173	\$0	\$0	\$120,466	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$448,334

Jimenez Elementary / 500 Building		Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost	Subtotal 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate										
B2010	Building Exterior	5357334	Exterior Walls, any painted surface, Prep & Paint				10	5	5	2350	SF	\$3.29	\$7,727					\$7,727																\$15,454										
B3010	Roof	5357333	Roofing, Single-Ply Membrane, TPO/PVC, Replace				20	8	12	1000	SF	\$18.63	\$18,632												\$18,632										\$18,632									
C2010	Throughout building	5357345	Wall Finishes, Wallpaper, Replace				15	8	7	9000	SF	\$2.41	\$21,701						\$21,701															\$21,701										
C2010	Throughout building	5357349	Wall Finishes, any surface, Prep & Paint				10	5	5	3000	SF	\$1.64	\$4,932				\$4,932										\$4,932							\$9,864										
C2030	Throughout building	5357357	Flooring, Vinyl Sheeting, Replace				15	8	7	1000	SF	\$7.67	\$7,672					\$7,672																\$7,672										
C2030	Throughout building	5357351	Flooring, Carpet, Commercial Standard, Replace				10	5	5	6000	SF	\$8.22	\$49,320				\$49,320										\$49,320							\$98,640										
C2050	Throughout building	5357355	Ceiling Finishes, any flat surface, Prep & Paint				10	5	5	7000	SF	\$2.19	\$15,344				\$15,344										\$15,344							\$30,688										
D3050	Roof	5357354	Packaged Unit, RTU, Pad or Roof-Mounted, Replace				20	8	12	4	EA	\$9,864.00	\$39,456											\$39,456										\$39,456										
D3050	Roof	5357358	Packaged Unit, RTU, Pad or Roof-Mounted, Replace				20	8	12	2	EA	\$12,056.00	\$24,112											\$24,112										\$24,112										
D3060	Roof	5357353	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace				20	8	12	2	EA	\$1,315.20	\$2,630											\$2,630										\$2,630										
D5040	Building exterior	5357350	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace				20	8	12	12	EA	\$241.12	\$2,893											\$2,893										\$2,893										
D5040	Throughout building	5357332	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace				20	8	12	7000	SF	\$4.93	\$34,524											\$34,524										\$34,524										
D7050	Throughout building	5357356	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install				20	8	12	7000	SF	\$2.19	\$15,344											\$15,344										\$15,344										
Totals, Unescalated													\$0	\$0	\$0	\$0	\$0	\$77,323	\$0	\$29,373	\$0	\$0	\$0	\$0	\$137,592	\$0	\$0	\$77,323	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$321,610		
Totals, Escalated (3.0% inflation, compounded annually)													\$0	\$0	\$0	\$0	\$0	\$89,638	\$0	\$36,125	\$0	\$0	\$0	\$0	\$196,173	\$0	\$0	\$120,466	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$442,403

Jimenez Elementary / 600 Building		Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost	Subtotal 2023	2024	2025	2026	20
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Replacement Reserves Report



3/1/2023

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										
C2030	Restrooms	5357390	Flooring, Vinyl Sheeting, Replace	15	8	7	1000	SF	\$7.67	\$7,672							\$7,672														\$7,672										
C2030	Throughout building	5357391	Flooring, Carpet, Commercial Standard, Replace	10	5	5	6000	SF	\$8.22	\$49,320					\$49,320										\$49,320						\$98,640										
C2050	Throughout building	5357411	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	7000	SF	\$2.19	\$15,344					\$15,344										\$15,344						\$30,688										
D3050	Roof	5357403	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	8	12	2	EA	\$12,056.00	\$24,112												\$24,112									\$24,112										
D3050	Roof	5357398	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	8	12	4	EA	\$9,864.00	\$39,456												\$39,456									\$39,456										
D3060	Roof	5357401	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	8	12	2	EA	\$1,315.20	\$2,630												\$2,630									\$2,630										
D5040	Throughout building	5357406	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	8	12	7000	SF	\$4.93	\$34,524												\$34,524									\$34,524										
D5040	Building exterior	5357396	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	8	12	12	EA	\$241.12	\$2,893												\$2,893									\$2,893										
D7050	Throughout building	5357410	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	8	12	7000	SF	\$2.19	\$15,344												\$15,344									\$15,344										
Totals, Unescalated											\$0	\$0	\$0	\$0	\$0	\$72,391	\$0	\$34,195	\$0	\$0	\$0	\$0	\$137,592	\$0	\$0	\$72,391	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$316,569		
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$0	\$0	\$83,921	\$0	\$42,056	\$0	\$0	\$0	\$0	\$196,173	\$0	\$0	\$112,783	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$434,932

Jimenez Elementary / 700 Building

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost	Subtotal 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate										
B2010	Building Exterior	5357379	Exterior Walls, any painted surface, Prep & Paint	10	5	5	2350	SF	\$3.29	\$7,727					\$7,727										\$7,727							\$15,454									
B3010	Roof	5357365	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	8	12	1000	SF	\$18.63	\$18,632												\$18,632										\$18,632									
C2010	Throughout building	5357376	Wall Finishes, Wallpaper, Replace	15	8	7	11000	SF	\$2.41	\$26,523						\$26,523																\$26,523									
C2030	Restrooms	5357382	Flooring, Vinyl Sheeting, Replace	15	8	7	1000	SF	\$7.67	\$7,672						\$7,672																\$7,672									
C2030	Throughout building	5357386	Flooring, Carpet, Commercial Standard, Replace	10	5	5	6000	SF	\$8.22	\$49,320					\$49,320										\$49,320							\$98,640									
C2050	Throughout building	5357374	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	7000	SF	\$2.19	\$15,344					\$15,344										\$15,344							\$30,688									
D2010	Room 705	5357373	Water Heater, Gas, Residential, Replace	15	8	7	1	EA	\$1,424.80	\$1,425						\$1,425																\$1,425									
D3050	Roof	5357375	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	8	12	2	EA	\$12,056.00	\$24,112												\$24,112										\$24,112									
D3050	Roof	5357380	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	8	12	4	EA	\$9,864.00	\$39,456												\$39,456										\$39,456									
D3060	Roof	5357372	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	8	12	2	EA	\$1,315.20	\$2,630												\$2,630										\$2,630									
D5040	Throughout building	5357381	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	8	12	7000	SF	\$4.93	\$34,524												\$34,524										\$34,524									
D5040	Building exterior	5357369	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	8	12	12	EA	\$241.12	\$2,893												\$2,893										\$2,893									
D7050	Throughout building	5357364	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	8	12	7000	SF	\$2.19	\$15,344												\$15,344										\$15,344									
Totals, Unescalated											\$0	\$0	\$0	\$0	\$0	\$72,391	\$0	\$35,620	\$0	\$0	\$0	\$0	\$137,592	\$0	\$0	\$72,391	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$317,993		
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$0	\$0	\$83,921	\$0	\$43,808	\$0	\$0	\$0	\$0	\$196,173	\$0	\$0	\$112,783	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$436,684

Jimenez Elementary / 800 Building

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost	Subtotal 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate										
B2010	Building Exterior	5364698	Exterior Walls, any painted surface, Prep & Paint	10	5	5	2350	SF	\$3.29	\$7,727					\$7,727										\$7,727							\$15,454									
B3010	Roof	5364700	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	8	12	1000	SF	\$18.63	\$18,632												\$18,632										\$18,632									
C2010	Throughout building	5364685	Wall Finishes, Wallpaper, Replace	15	8	7	11000	SF	\$2.41	\$26,523						\$26,523																\$26,523									
C2030	Restrooms	5364681	Flooring, Vinyl Sheeting, Replace	15	8	7	1000	SF	\$7.67	\$7,672						\$7,672																\$7,672									
C2030	Throughout building	5364702	Flooring, Carpet, Commercial Standard, Replace	10	5	5	6000	SF	\$8.22	\$49,320					\$49,320										\$49,320							\$98,640									
C2050	Throughout building	5364690	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	7000	SF	\$2.19	\$15,344					\$15,344										\$15,344							\$30,688									
D3050	Roof	5364694	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	8	12	4	EA	\$9,864.00	\$39,456												\$39,456										\$39,456									
D3050	Roof	5364697	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	8	12	2	EA	\$12,056.00	\$24,112												\$24,112										\$24,112									
D3060	Roof	5364686	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	8	12	2	EA	\$1,315.20	\$2,630												\$2,630										\$2,630									
D5040	Building exterior	5364679	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	8	12	12	EA	\$241.12	\$2,893												\$2,893										\$2,893									
D5040	Throughout building	5364688	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	8	12	7000	SF	\$4.93	\$34,524												\$34,524										\$34,524									
D7030	Building exterior	5364678	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	8	7	7000	SF	\$2.19	\$15,344						\$15,344																\$15,344									
D7050	Throughout building	5364689	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	8	12	7000	SF	\$2.19	\$15,344												\$15,344										\$15,344									
Totals, Unescalated											\$0	\$0	\$0	\$0	\$0	\$72,391	\$0	\$49,539	\$0	\$0	\$0	\$0	\$137,592	\$0	\$0	\$72,391	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$331,913		
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$0	\$0	\$83,921	\$0	\$60,927	\$0	\$0	\$0	\$0	\$196,173	\$0	\$0	\$112,783	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$453,803

Jimenez Elementary / 900 Building

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost	Subtotal 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate	
B2010	Building Exterior	5357470	Exterior Walls, any painted surface, Prep & Paint	10	2	8	2000	SF	\$3.29	\$6,576							\$6,576										\$6,576					\$13,152
C2010	Throughout building	5357476	Wall Finishes, Wallpaper, Replace	15	1	14	3600	SF	\$2.41	\$8,680													\$8,680									\$8,680
C2030	Throughout building	5357477	Flooring, Carpet, Commercial Standard, Replace	10	1	9	2000	SF</																								

Replacement Reserves Report



3/1/2023

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	
D2010	Throughout building	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	5349481		15	8	7	2	EA	\$1,644.00	\$3,288								\$3,288														\$3,288	
D3050	Roof	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	5349473		20	9	11	1	EA	\$16,440.00	\$16,440											\$16,440											\$16,440	
D3050	Roof	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	5349487		20	8	12	1	EA	\$12,056.00	\$12,056												\$12,056										\$12,056	
D3060	Roof	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	5349443		20	8	12	2	EA	\$1,315.20	\$2,630												\$2,630										\$2,630	
D3060	Roof	Exhaust Fan, Centrifugal, 12" Damper, Replace	5349479		25	8	17	10	EA	\$1,534.40	\$15,344																	\$15,344					\$15,344	
D3060	Roof	Exhaust Fan, Centrifugal, 16" Damper, Replace	5349483		25	8	17	3	EA	\$2,630.40	\$7,891																	\$7,891					\$7,891	
D3060	Kitchen	Supplemental Components, Air Curtain, 5' Wide Non-Heated, Replace	5349439		20	10	10	1	EA	\$1,644.00	\$1,644										\$1,644												\$1,644	
D4010	Kitchen	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	5349447		20	8	12	20	LF	\$438.40	\$8,768												\$8,768										\$8,768	
D5040	Electrical room	Lighting Controls, Dimming Panel, Standard, Replace	5349484		20	8	12	1	EA	\$1,928.96	\$1,929												\$1,929										\$1,929	
D5040	Building exterior	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	5349464		20	8	12	11	EA	\$241.12	\$2,652												\$2,652										\$2,652	
D5040	Throughout building	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	5349450		20	8	12	12000	SF	\$5.48	\$65,760												\$65,760										\$65,760	
D7050	Throughout building	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	5349488		20	8	12	12000	SF	\$2.19	\$26,304												\$26,304										\$26,304	
E1030	Kitchen	Foodservice Equipment, Convection Oven, Double, Replace	5349462		10	10	0	1	EA	\$10,412.00	\$10,412	\$10,412										\$10,412								\$10,412			\$31,236	
E1030	Kitchen	Foodservice Equipment, Convection Oven, Single, Replace	5349466		10	7	3	4	EA	\$6,137.60	\$24,550				\$24,550									\$24,550									\$49,101	
E1030	Kitchen	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	5349444		15	8	7	7	EA	\$1,863.20	\$13,042																						\$13,042	
E1030	Kitchen	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	5349449		15	8	7	1	EA	\$6,904.80	\$6,905																						\$6,905	
E1030	Kitchen	Foodservice Equipment, Dairy Cooler/Wells, Replace	5349454		15	8	7	2	EA	\$3,945.60	\$7,891																						\$7,891	
E1030	Kitchen	Foodservice Equipment, Icemaker, Freestanding, Replace	5349477		15	8	7	1	EA	\$7,343.20	\$7,343																						\$7,343	
E1030	Kitchen	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	5349463		15	8	7	1	EA	\$5,041.60	\$5,042																						\$5,042	
E1030	Kitchen	Foodservice Equipment, Walk-In, Combination Freezer/Refrigerator, Replace	5349446		20	8	12	1	EA	\$38,360.00	\$38,360												\$38,360											\$38,360
E1030	Kitchen	Foodservice Equipment, Steam Kettle, Replace	5349436		20	8	12	1	EA	\$32,880.00	\$32,880												\$32,880											\$32,880
E1030	Kitchen	Foodservice Equipment, Tilting Skillet, Replace	5349437		20	8	12	1	EA	\$26,852.00	\$26,852												\$26,852											\$26,852
G2050	Gymnasium	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	5349476		25	8	17	6	EA	\$10,412.00	\$62,472																	\$62,472					\$62,472	
Totals, Unescalated												\$10,412	\$0	\$186,320	\$25,537	\$0	\$92,037	\$0	\$105,079	\$0	\$0	\$12,056	\$16,440	\$220,384	\$25,537	\$0	\$92,037	\$0	\$90,694	\$0	\$0	\$10,412	\$886,943	
Totals, Escalated (3.0% inflation, compounded annually)												\$10,412	\$0	\$197,667	\$27,905	\$0	\$106,696	\$0	\$129,234	\$0	\$0	\$16,202	\$22,757	\$314,214	\$37,502	\$0	\$143,390	\$0	\$149,903	\$0	\$0	\$18,805	\$1,174,687	

Jimenez Elementary / Site																																		
Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate	
D2010	Site	Drinking Fountain, Exterior/Site, Precast Pedestal, Replace	5357457		15	8	7	1	EA	\$3,945.60	\$3,946								\$3,946														\$3,946	
G2020	Site	Parking Lots, Pavement, Asphalt, Seal & Stripe	5357461		5	1	4	47000	SF	\$0.49	\$23,180					\$23,180					\$23,180					\$23,180					\$23,180			\$92,722
G2050	Site	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5357450		5	3	2	60000	SF	\$0.49	\$29,592			\$29,592										\$29,592					\$29,592					\$118,368
G2050	Site	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	5357466		25	10	15	60000	SF	\$3.84	\$230,160															\$230,160								\$230,160
G2050	Site	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	5357444		25	8	17	8	EA	\$10,412.00	\$83,296																	\$83,296						\$83,296
G2050	Site	Playfield Surfaces, Chips Wood, 3" Depth, Replace	5357451		3	1	2	12736	SF	\$1.10	\$13,959			\$13,959			\$13,959			\$13,959			\$13,959			\$13,959			\$13,959			\$13,959		\$13,959
G2050	Site	Playfield Surfaces, Artificial Play Turf, Replace	5357459		15	8	7	4000	SF	\$21.92	\$87,680									\$87,680														\$87,680
G2050	Site	Play Structure, Multipurpose, Medium, Replace	5357464		20	8	12	1	EA	\$21,920.00	\$21,920												\$21,920											\$21,920
G2050	Site	Play Structure, Swing Set, 4 Seats, Replace	5357452		20	8	12	3	EA	\$3,425.00	\$10,275												\$10,275											\$10,275
G2050	Site	Play Structure, Multipurpose, Medium, Replace	5357446		20	8	12	1	EA	\$21,920.00	\$21,920												\$21,920											\$21,920
G2050	Site	Play Structure, Multipurpose, Small, Replace	5357442		20	8	12	1	EA	\$10,960.00	\$10,960												\$10,960											\$10,960
G2060	Site	Trash Receptacle, Medium-Duty Metal or Precast, Replace	5357458		20	8	12	20	EA	\$767.20	\$15,344												\$15,344											\$15,344
G2060	Site	Picnic Table, Metal Powder-Coated, Replace	5357447		20	8	12	10	EA	\$767.20	\$7,672												\$7,672											\$7,672
G2060	Site	Bike Rack, Fixed 6-10 Bikes, Replace	5357448		20	8	12	3	EA	\$876.80	\$2,630												\$2,630											\$2,630
G2060	Site	Fences & Gates, Vehicle Gate, Chain Link Manual, Replace	5357467		25	8	17	1	EA	\$1,863.20	\$1,863																	\$1,863						\$1,863
G4050	Site	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	5357460		20	8	12	6	EA	\$4,603.20	\$27,619												\$27,619											\$27,619
Totals, Unescalated												\$0	\$0	\$43,551	\$0	\$23,180	\$13,959	\$0	\$121,218	\$13,959	\$23,180	\$0	\$13,959	\$147,933	\$0	\$37,139	\$230,160	\$0	\$128,710	\$0	\$23,180	\$13,959	\$834,086	
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$0	\$46,203	\$0	\$26,090	\$16,182	\$0	\$149,082	\$17,682	\$30,245	\$0	\$19,322	\$210,917	\$0	\$56,176	\$358,582	\$0	\$212,738	\$0	\$40,647	\$25,211	\$1,209,077	